

Comprehensive Plan Historic Preservation Element

Proposed Amendments

~~DELETIONS~~ ADDITIONS

1000 ~~OVERVIEW~~ Overview 1000

1000.1 The Historic Preservation Element guides planning for the protection, revitalization, and preservation of ~~the city's~~ Washington, DC's valuable historic assets. It defines the District's role in exercising preservation leadership, promoting awareness of Washington, DC history, identifying and preserving historic resources, and ~~ensuring~~ promoting compatible design in historic neighborhoods. The ~~E~~lement recognizes historic preservation as ~~an important local government responsibility~~ an important responsibility at all levels of government and as a valuable planning tool that provides an opportunity for community input, development collaboration, partnerships, and education. Historic preservation offers a sustainable urban development model that fosters a sense of community well-being and an appreciation of the multifaceted achievements of past Washingtonians. 1000.1

1000.2 The critical historic preservation issues facing Washington, DC~~the District of Columbia~~ are addressed in this ~~E~~lement. These include:

- ~~• Defining what constitutes a "historic" resource~~
- Welcoming new growth in the District while preserving its historic character;
- Advancing cultural heritage planning that supports active use and appreciation of the District's distinctive places;
- Commemorating the sites of significant events and the places associated with individuals significant in District history;
- Identifying appropriate means to preserve the historic character of District neighborhoods;
- Expanding the reuse of historic buildings for affordable housing;
- Increasing public access to information about historic properties and development plans in historic areas;
- ~~The standards and~~ Developing more detailed and area-specific design guidelines that apply to historic buildings and sites;
- ~~Enforcement of~~ Enforcing preservation laws; and
- Increasing public education and awareness of ~~our city's history and historic assets~~ the District's heritage and the lasting contributions of District residents to its history. 1000.2

1000.3 Washington, DC is ~~unique not only because it is the Nation's Capital, but also because it is~~ both the nation's capital and one of the world's great planned cities.~~city of the United States. Pierre L'Enfant's famous 1791 Plan for the city has been largely followed and respected over the past two centuries, and was reinforced and amplified by the 1901 McMillan Plan. The city's grand plans were~~

Comprehensive Plan Historic Preservation Element

Proposed Amendments

~~implemented slowly and fitfully, and perfected through a shared passion for civic embellishment that took root as the city matured. These plans were brought to life through the personal stories of a multitude of citizens who contributed their own dreams to the city. Washington is the capital of a democracy. In its wealth of different ideas, its rich and its poor, its messy vitality and its evident compromises, it reflects that fact in a multitude of ways its founders could never have predicted.~~ **These conditions have profoundly influenced the course of Washington, DC's development, shaping its culture and physical character.** 1000.3

~~1000.4 Images of Washington have also changed, as have ideas about what to preserve from its past. Old Georgetown was rediscovered and protected by 1950, and in 1964 the national monuments ranked high on the city's first list of landmarks worth saving. By the end of the 1960s, the Old Post Office and other Victorian treasures returned to favor as the rallying point for a new generation of preservationists. With Home Rule in the 1970s, the landmarks of the city's African-American heritage finally gained the attention they deserved.~~ 1000.4

1000.4 The land itself, and the plans that have shaped it, are also an essential part of our history. The nation's founders selected a special place for the federal city. Both northern and southern, the site was a gentle flatland surrounded by a ring of hills interlaced with broad rivers and streams. **Native Americans had inhabited this land for thousands of years, and for nearly two centuries it was an agricultural landscape. By the mid-1700s, as the District began developing, both Georgetown and Alexandria were its trading centers.** 1000.4

~~This topography allowed for the creation of a brilliant geometric plan with a spectacular array of civic buildings that gives the capital city its unique symbolic profile.~~ 1003.3

1000.5 The natural terrain and early trading centers enabled the creation of a brilliant geometric plan whose array of civic buildings would give the capital city its symbolic profile. The 1791 Plan of the City of Washington, drawn up by the French engineer Pierre Charles L'Enfant, envisioned a majestic seat of government embedded in a city of trade, commerce, and thriving communities. This intermixing of national landmarks with commercial buildings and new apartments still gives Downtown Washington, DC a distinctive historic character. 1000.5

1000.6 How long this experimental District—or nation—would last was unclear. Amid the turmoil of Civil War, as Abraham Lincoln made completion of the new Capitol dome a symbolic goal, disruption laid waste to the District's greenery and few public adornments. Soldiers and freedmen streaming into Washington, DC burdened its limited resources. It was not until the massive public works program of the Reconstruction era that Washington, DC began

Comprehensive Plan Historic Preservation Element

Proposed Amendments

to assume a civic dignity befitting its ambitions. As part of the beautification effort, District leaders created a system of privately maintained green space and regulated building projections that would enable sculptural building fronts and a continuous landscape along L'Enfant's wide thoroughfares. This system is still in effect and continues to shape the design character of the District's row house neighborhoods. 1000.6

1000.7 The thirst for civic embellishment and picturesque settings prevailed in the capital through the end of the 19th century. National monuments rose in ornate parks, complementing the sculpted facades and tree-lined lawns along the District avenues. New parkland and a curvilinear tidal basin emerged from the Potomac River mudflats. As metal frame construction and elevators pushed buildings into the skyline, District leaders adopted the first height limits in 1894. In incremental steps, Victorian Washington, DC became a more comfortable, pleasant, and beautiful District. This legacy remains strong in the ring of neighborhoods around downtown. 1000.7

1000.8 The District began to grow beyond its original boundaries, but after the first few subdivisions were platted in haphazard fashion, District leaders stepped in to ensure that this expansion would be consistent with the District's planning traditions. Congress set aside the Rock Creek valley for a zoological park and nature preserve, and mandated a plan to extend the spirit of L'Enfant's geometry into the new suburbs. Realized in 1893 as the Permanent System of Highways, commonly known as the Highway Plan, this network of streets and avenues establishes the fundamental character of the District's outlying neighborhoods. 1000.8

1000.9 As the nation entered a new century with growing global confidence, the McMillan Commission Plan of 1901 envisioned an even greater District. The plan's authors reclaimed the legacy of L'Enfant while reinterpreting his vision on a more magnificent scale. The expanded seat of government became a civic precinct, less intermingled with the daily life of the city. The National Mall gained formal majesty, but with a loss of intimate ambience. This vast rearrangement took more than a half century to bring about, slowly evolving through two world wars and the Great Depression. It created the now-familiar heart of historic monumental Washington, DC. 1000.9

1000.10 Often less recognized are other enduring urban design legacies of this era. The McMillan Plan converted the Civil War Defenses of Washington, DC to a ring of parks, known as the Fort Circle Parks, linking outlying neighborhoods. New playgrounds improved neighborhoods, and sewage-filled mudflats along the Anacostia were filled in for parkland. The architecture of classicism filtered through Washington, DC in houses of commerce downtown and homes with wide front porches in new neighborhoods. Lavish mansions of the social elite began to define elegant

Comprehensive Plan Historic Preservation Element

Proposed Amendments

boulevards. Social reformers sought to provide better homes for low-income residents in modest housing. 1000.10

1000.11 As the Great Depression brought many newcomers into Washington, DC, New Deal housing programs introduced garden city planning and better homes to relieve crowded housing, even as the New Dealers themselves sought the charms of living in old Georgetown. Recollection of the colonial past was meant to inspire a nation in hardship. It dominated the District's civic architecture and home building, even as a heroic Public Works Administration (PWA) modern sensibility began to permeate the new federal buildings framing the National Mall. 1000.11

1000.12 After World War II, growing suburbs, urban renewal, and modernist design ideas overtook the McMillan Plan as the main influences on Washington, DC's development. Attractive residential neighborhoods spilled out far beyond the District's boundaries, while modernist renewal destroyed most of the old Southwest neighborhood. New highways cut into Washington, DC's fabric with little regard for its architectural beauty or historic plan. Resident activism in response made historic preservation a force in the District's development. 1000.12

1000.13 Home Rule in 1973 gave District residents more say in their daily lives and turned attention to long-neglected inequities. New civic projects brought an era of hope and opportunity, and more inclusive planning. Civic leaders created a living downtown vision for a mixed-use District center guided by traditional urbanism. They also enacted one of the nation's strongest historic preservation laws. Starting along Pennsylvania Avenue NW, more than three decades of reinvestment have proven the wisdom of those decisions, as revival has spread well beyond the historic downtown, bringing new life to neighborhoods across Washington, DC. With the new century, that District-wide revival has been propelled by widespread renovation of historic landmarks and ambitious modernization of public schools and community facilities in every neighborhood. 1000.13

~~1000.5 — In the District of Columbia today, there are more than 600 historic landmarks and more than 40 historic districts, half of which are local neighborhoods. In all, nearly 25,000 properties are protected by historic designation. Historic landmarks include the iconic monuments and the symbolic commemorative places that define Washington, DC as the Nation's Capital, but they also include retail and commercial centers, residences, and places of worship and leisure of thousands of ordinary citizens who call "DC" home. 1000.5~~

~~1000.6¹⁴ Preservation needs in the city are constantly changing. Fifty years ago, the biggest challenge was to prevent the demolition of entire neighborhoods for freeways and "urban renewal." Today's challenges include unprecedented pressure for new~~

Comprehensive Plan Historic Preservation Element

Proposed Amendments

~~growth, soaring property values, and escalating construction costs. Gentrification is the issue in some historic neighborhoods, but in others it is decay. Unprecedented security considerations, tourism management, and the preservation of buildings from the recent past are high on the preservation agenda.~~ **The District's recent growth by 100,000 residents in a single decade parallels earlier booms during wartime and the Great Depression, when newcomers flocked to Washington, DC seeking jobs and opportunity. Each of these spurts led to innovation and expansion, but also the challenge of providing adequate housing and services for new residents.** 1000.6¹⁴

- 1000.7¹⁵ With these challenges come new opportunities. This is an era of revitalized historic neighborhoods, vibrant new design ideas, and a more sophisticated appreciation of the role that preservation can play in rejuvenating ~~the city~~ **Washington, DC.** ~~Collaboration and consensus about preservation are largely replacing the antagonistic battles of the past. Preservation will move forward with the policies in this Plan.~~ **Reinvestment has built new homes and businesses, and adaptive reuse has put many older buildings back into productive use. Communities are eager for creative development that is sensitive to community context and elevates the quality of public spaces. The policies in this element aim to lead preservation forward as an effective tool in achieving those goals.** 1000.7¹⁵

The District's Historic Preservation Program

- ~~1000.8 — The foundation of the District of Columbia historic preservation program is the Historic Landmark and Historic District Protection Act of 1978 (see text box). This law establishes the city's historic preservation review process and its major players, including the Mayor's Agent, Historic Preservation Review Board (HPRB), and Historic Preservation Office (HPO).~~ 1000.8

- ~~1000.9 — Purposes of the Historic Landmark and Historic District Protection Act of 1978 (DC Code § 6-1101(a))~~ 1000.9

~~It is hereby declared as a matter of public policy that the protection, enhancement and perpetuation of properties of historical, cultural and aesthetic merit are in the interests of the health, prosperity and welfare of the people of the District of Columbia. therefore, this act is intended to:~~

- ~~1. effect and accomplish the protection, enhancement and perpetuation of improvements and landscape features of landmarks and districts which represent distinctive elements of the city's cultural, social, economic, political and architectural history;~~
- ~~2. safeguard the city's historic, aesthetic and cultural heritage, as embodied and reflected in such landmarks and districts;~~
- ~~3. Foster civic pride in the accomplishments of the past;~~

Comprehensive Plan Historic Preservation Element

Proposed Amendments

- ~~4. Protect and enhance the city's attraction to visitors and the support and stimulus to the economy thereby provided; and~~
- ~~5. Promote the use of landmarks and historic districts for the education, pleasure and welfare of the people of the District of Columbia.~~
- ~~1000.10 The HPRB has responsibility for the designation of historic landmarks and districts, and for advising the Mayor's official agent on construction activities affecting historic properties. The HPO is a component of the DC Office of Planning (OP) and serves as both the HPRB staff and the District's State Historic Preservation Office (SHPO) for the purposes of the federal historic preservation programs established by the National Historic Preservation Act of 1966 (16 U.S.C. § 470). Under federal law, the SHPO is responsible for preservation planning, review of federal projects, survey and registration of historic properties, administration of preservation tax credits, and educational programs. 1000.10~~
- ~~1000.11 The mission of the District's preservation program is to foster the wise stewardship of historic and cultural resources through planning, protection, and public education. This is achieved through the identification and designation of historic properties, review of their treatment, and engagement with the public using a variety of tools to promote awareness, understanding, and enjoyment of the city's historic environment. 1000.11~~
- 1000.~~12~~**16** The preservation ~~program and~~ policies in this plan are premised on the following basic assumptions:
- ~~Historic properties are finite, non-renewable community resources, the~~ **The preservation, protection, enhancement, and enjoyment perpetuation of historic properties which are essential are established benefits** to the public welfare. ~~When historic or archeological resources are destroyed, they are gone forever. The~~ **District's historic character distinguishes it and shapes its cultural heritage and identity.**
 - Historic properties cannot be replaced if they are destroyed.**
 - ~~Not everything that is old is worth preserving, nor is historic preservation aimed at creating a lifeless and static historical environment.~~
 - ~~To be considered for preservation, a property must be demonstrated significant in history, architecture, or archaeology.~~
 - Protections should focus on what merits preservation, as measured by demonstrated significance under official designation criteria.**
 - ~~Historic properties are living assets that were built for~~ **continued use, and a primary goal of preservation is to support Washington, DC's**. ~~The goal is to encourage vitality by continuing to use and adapt~~ **adapting** historic properties for

Comprehensive Plan Historic Preservation Element

Proposed Amendments

modern needs ~~and attract the necessary financial investment to support these goals.~~

- Historic preservation ~~is a source~~ can be an effective driver of economic development and growth. Preservation conserves usable resources, stimulates tourism and investment in the local economy, creates jobs, and enhances the value of the civic environment.
- Preservation standards should be reasonable and flexible enough in their application to accommodate different circumstances and community needs.
- With thoughtful planning and development, needed growth can occur without degrading historic character.
- Preservation benefits and educates everyone, honoring and celebrating history. ~~It honors and celebrates our shared history.~~

1000.1216

1001 ~~HISTORIC PRESERVATION GOAL~~ Historic Preservation Goal 1001

1001.1 The overarching goal for historic preservation is ~~to: P~~ preserve and enhance the unique cultural heritage, beauty, and identity of Washington, DC ~~the District of Columbia~~ by respecting the historic physical form of the District ~~city~~ and the enduring value of its historic structures and places, ~~recognizing their importance to the citizens of the District and the nation, and~~ sharing mutual responsibilities ~~responsibility~~ for their preservation ~~protection~~ and stewardship, and perpetuating them through planning leadership for the benefit of the residents of the District and the nation. 1001.1

~~POLICIES AND ACTIONS~~

1002 HP-1 Planning for Historic Properties 1002

1002.1 Washington, DC is fortunate in its historic assets and unique planning legacy: a wealth of historic buildings and neighborhoods, rich social history, a protected landscape setting, the national civic center, and a continuous urban fabric with relatively little disruption by freeways and industrial brownfields. These advantages set Washington, DC apart from most other cities in the United States. 1002.1

1002.2 The District's preservation planning should safeguard this inheritance by providing:

- Vision and guidance through a comprehensive historic preservation plan;
- Continuing surveys and research to identify and evaluate potential historic properties;

Comprehensive Plan Historic Preservation Element

Proposed Amendments

- Effective mechanisms to preserve historic properties through recognition, official designation, development review, and enforcement; and
- Public education and engagement that encourages community participation and support. 1002.2

1002.3 Recent accomplishments have transformed the District’s preservation planning efforts. Immediate access to photographs and historical information on most buildings is available on the internet. An explosion of local history programs, websites, and publications boosted public interest. New and more engaging preservation plans and heritage guides have been created. The 2007 requirement for preservation review of District government projects has brought about better stewardship of the District’s public facilities. Every neighborhood can now enjoy civic architecture that exhibits high design quality and sensitivity to historic heritage. 1002.3

1003 HP-1.1 Preservation Planning 1003

1003.1 The District’s State Historic Preservation Office (SHPO) plans for historic properties in coordination with other agencies and the public. The SHPO maintains a comprehensive historic preservation plan, designed to engage residents and inspire District communities, organizations, and individuals to action. The plan provides guidance for historic preservation policy and decision-making, and remains current through periodic updates that evaluate the status of historic resources and new preservation challenges. 1003.1

1003.2 As part of the Office of Planning (OP), the SHPO contributes expertise to District-wide and neighborhood planning initiatives, and integrates preservation with the District’s comprehensive planning efforts. Through the District’s historic preservation plan, the SHPO seeks to ensure that the needs and concerns of residents and businesses, and Washington, DC’s goals for a vibrant and inclusive District, are not superseded by federal interests or an overemphasis on federal monumentality. 1003.2

1003.2a Text Box: State Historic Preservation Office
SHPO carries out preservation programs established by the National Historic Preservation Act so that historic properties are considered at all levels of planning and development. Working with government, private organizations, and the public, the SHPO conducts historic resource surveys and nominates eligible properties to the National Register of Historic Places (NRHP). The SHPO also administers federal grants, provides technical information, sponsors education and training, and assists government agencies in carrying out their preservation duties. 1003.2a

Comprehensive Plan Historic Preservation Element

Proposed Amendments

1003.3 **SHPO also assists federal agencies in carrying out their preservation planning duties. Each federal agency is responsible for preservation and appropriate management of historic properties under its ownership or control, consistent with an agency preservation program. The agency's historic preservation officer ensures that agency preservation activities are carried out in consultation with the SHPO, other government agencies, and the private sector. The District's Historic Preservation Office is a component of the Office of Planning and leads preservation planning efforts on several levels—by preparing the District of Columbia Historic Preservation Plan, participating in comprehensive and neighborhood planning projects, and coordinating SHPO coordination on major initiatives with federal government agencies like the National Capital Planning Commission (NCPC), and the Advisory Council on Historic Preservation (ACHP), and other federal agencies is another mechanism for preserving the District's interest in historic federal properties.** (see text box). ~~As the State Historic Preservation Office for the District, HPO is responsible for ensuring that preservation is integrated with the city's planning efforts. 1009.1~~ **1003.3**

1003.3a **Text Box: Advisory Council on Historic Preservation**
The ~~Advisory Council on Historic Preservation (ACHP)~~ is an independent federal agency that promotes the preservation, enhancement, and productive use of historic resources. ACHP is charged with encouraging federal agencies to act as responsible stewards of historic property and to factor historic preservation into the requirements for federal projects. In its role as policy advisor to the President and Congress, ACHP advocates full consideration of historic values in federal decision-making, recommends administrative and legislative improvements to ~~protect~~**preserve** the national heritage, and reviews agency programs and policies to promote effectiveness, coordination, and consistency with national preservation policies. **1003.3a** ~~1009.2~~

1003.4 **Policy ~~HP-2.2.1~~HP-1.1.1: The D.C. District of Columbia Historic Preservation Plan**
Maintain and periodically update the District of Columbia Historic Preservation Plan according to the standards required by the National Park Service (**NPS**) for approved state historic preservation plans. ~~Ensure that t~~The Historic Preservation Plan **should** remains consistent **be** and coordinated with the Comprehensive Plan as both are updated. **Keep the plan readily available to the public.**
~~1009.3~~**1003.4**

1003.5 **Policy HP-1.1.2: Planning by Ward**
Maintain and periodically update Ward Heritage Guides to complement the Historic Preservation Plan with information and analysis that supports preservation planning and awareness at the ward level. 1003.5

Comprehensive Plan Historic Preservation Element

Proposed Amendments

- 1003.6** *Policy ~~HP-2.2.2~~HP-1.1.3: Neighborhood Preservation Planning*
Give full consideration to preservation concerns in neighborhood plans, ~~s~~Small ~~a~~Area ~~p~~Plans, major revitalization projects, and, where appropriate, applications for planned unit developments and special exceptions. Promote internal coordination among District agencies and the SHPO at the earliest possible stage of planning, ~~efforts~~ and continue coordination throughout. Involve Advisory Neighborhood Commissions (ANCs) and community preservation groups in planning matters affecting preservation. ~~1009.4~~1003.6
- 1003.7** *Policy ~~HP-2.2.3~~HP-1.1.4: Preservation Master Plans*
Support public agency facility plans and campus plans as an opportunity to evaluate potential historic resources, identify eligible properties, promote their designation, and develop management plans for their ~~protection~~preservation and use. Establish preservation goals in those plans for designated and eligible properties. Identify specific historic preservation concerns through consultation with the SHPO at an early planning stage. ~~1009.5~~1003.7
- 1003.8** *Policy HP-1.1.5: Planning for Historic Federal Properties*
Coordinate with federal agencies and citizen groups so that local planning initiatives and preservation goals are considered in federal project design and historic preservation planning. 1003.8
- 1003.9** *Action ~~HP-2.2.B~~HP-1.1.A: Inclusive Preservation Planning ~~Review of Major Plans~~*
Integrate historic preservation in the preparation and review of proposed facility master plans, ~~s~~Small ~~a~~Area ~~p~~Plans, campus master plans, ~~appropriate~~relevant planned unit development and special exception applications, and other major development initiatives that may have an impact on historic resources. Identify specific historic preservation concerns through consultation with the SHPO as an integral member of the planning team. ~~1009.7~~1003.9
- 1003.10** *Action HP-1.1.B: Local Significance of Historic Federal Properties*
Recognize that the District's historic federal properties define Washington, DC's center for local Washingtonians and are important for local history. Locally significant characteristics or qualities should be maintained. 1003.10
- 1004** *HP-1.2 ~~THE DISTRICT'S HISTORIC PRESERVATION PROGRAM~~ The District's Historic Preservation Program 1004*
- 1004.1** The mission of the District's historic preservation program is to foster ~~the~~-wise stewardship of historic and cultural resources through planning, ~~protection~~preservation, and public education. This is achieved through the identification and designation of historic properties, review of their treatment, and engagement with the public, using a variety of tools to promote awareness, understanding, and enjoyment of ~~the city's~~ Washington, DC's historic environment. ~~1000.11~~1004.1

Comprehensive Plan Historic Preservation Element

Proposed Amendments

1004.2 **The District's preservation efforts benefit from the combination of local and state functions in a unified and comprehensive preservation program. With this integration, the SHPO also serves as the District's local Historic Preservation Office (HPO). 1004.2**

1004.3 The foundation of the ~~District of Columbia historic~~ **District's local** preservation program is the Historic Landmark and Historic District Protection Act of 1978 (see text box **Purposes of the Historic Landmark and Historic District Protection Act of 1978**). This law establisheds the ~~city's~~ **District's** ~~historic~~ preservation review process and its major players, including the ~~M~~**m**ayor's ~~A~~**a**gent, **Historic Preservation Review Board (HPRB), and HPO.** ~~Historic Preservation Review Board (HPRB), and Historic Preservation Office (HPO).~~ ~~1000.8~~**1004.3**

1004.3a **Text Box:** Purposes of the Historic Landmark and Historic District Protection Act of 1978 (DC Code § 6-1101[a]) ~~{SIDE TEXT BOX}~~

It is hereby declared as a matter of public policy that the protection, enhancement and perpetuation of properties of historical, cultural and aesthetic merit are in the interests of the health, prosperity and welfare of the people of the District of Columbia. Therefore, this act is intended to:

1. Effect and accomplish the protection, enhancement and perpetuation of improvements and landscape features of landmarks and districts which represent distinctive elements of the city's cultural, social, economic, political and architectural history;
2. Safeguard the city's historic, aesthetic and cultural heritage, as embodied and reflected in such landmarks and districts;
3. Foster civic pride in the accomplishments of the past;
4. Protect and enhance the city's attraction to visitors and the support and stimulus to the economy thereby provided; and
5. Promote the use of landmarks and historic districts for the education, pleasure and welfare of the people of the District of Columbia. ~~1004.3a~~ ~~1000.9~~

1004.4 The HPRB has responsibility for the designation of historic landmarks and districts, and for advising the ~~M~~**m**ayor's ~~official agent~~ **agent** on construction activities affecting historic properties. ~~The HPO is a component of the DC Office of Planning (OP) and serves as both the HPRB staff and the District's State Historic Preservation Office (SHPO) for the purposes of the federal historic preservation programs established by the National Historic Preservation Act of 1966 (16 U.S.C. § 470). Under federal law, the SHPO is responsible for preservation planning, review of federal projects, survey and registration of historic properties, administration of preservation tax credits, and educational programs.~~ **Through its regular monthly meetings, HPRB also serves an important role as a public forum for community and resident participation in the historic preservation process.** ~~1000.10~~**1004.4**

Comprehensive Plan Historic Preservation Element

Proposed Amendments

- 1004.4a** **Text Box: Historic Preservation Review Board** ~~[SIDE TEXT BOX] 1011.2~~
The ~~District of Columbia Historic Preservation Review Board~~ (HPRB) is a group of private ~~citizens~~ **residents** appointed by the ~~M~~**m**ayor to represent professional and community viewpoints in the historic preservation process. HPRB professional members meet the Secretary of the Interior's preservation qualifications and represent expertise in architecture, architectural history, history, and archaeology. HPRB advises the ~~M~~**m**ayor under the District law and the SHPO on matters authorized by the National Historic Preservation Act. **1004.4a**
- 1004.5** **In some situations, notably in Georgetown, reviews under the preservation law are conducted by the U.S. Commission of Fine Arts (CFA). Both HPRB and CFA make their recommendations to the mayor's agent for final action. In this role, the director of the OP oversees public hearings on demolition and, when necessary, balances preservation with other public goals.** **1004.5**
- 1004.5a** **Text box: U.S. Commission of Fine Arts** ~~[SIDE TEXT BOX] 1007.5~~
Congress established ~~T~~the ~~Commission of Fine Arts~~ **CFA** ~~was established by Congress~~ in 1910 as an independent agency to advise the federal and District governments on matters of art and architecture that affect the appearance of the nation's capital. The ~~C~~**c**ommission's primary role is to advise on proposed federal building projects, but it also reviews private buildings adjacent to public buildings and grounds of major importance, including Rock Creek Park (under the Shipstead-Luce Act), projects in the ~~Historic District of~~ Georgetown **Historic District** (under the Old Georgetown Act), and properties owned by the District government. **1004.5a**
- 1004.6** **Policy ~~HP-1.2.1:~~ District Historic Preservation Program**
Maintain a combined District historic preservation program that meets both the federal requirements for state programs and the requirements under the District's historic preservation law. Federal and local preservation programs should be coordinated under the HPO and HPRB. **1004.6**
- 1004.7** **Policy ~~HP-2.1.3~~HP-1.2.2: Interagency Cooperation**
Develop and strengthen supportive working relationships between the **HPO** ~~Historic Preservation Office (HPO)~~ and other District agencies. Maintain the role of the HPO as an integral component of the ~~Office of Planning~~ **OP** and as a resource to assist other District agencies in evaluating the effect of their undertakings on historic properties. ~~1008.4~~ **1004.7**
- 1004.8** **Policy ~~HP-2.1.4~~HP-1.2.3: Coordination with the Federal Government**
Coordinate District historic preservation plans and programs with those of the federal government through processes established under the National Historic Preservation Act, and through close coordination with federal landholders and key agencies, ~~like~~ **including** the ~~National Capital Planning Commission~~ **NCPC**,

Comprehensive Plan Historic Preservation Element

Proposed Amendments

~~Commission of Fine Arts CFA, and National Park Service NPS, and others involved in the stewardship of historic properties. 1008.5-1004.8~~

1004.9

Action ~~HP-2.1.B~~HP-1.2.A: Governmental Coordination

Strengthen collaborative working relationships with federal agencies, including the ~~Commission of Fine Arts CFA, National Capital Planning Commission NCPC, Advisory Council on Historic Preservation ACHP, National Park Service NPS,~~ and others involved in the stewardship of historic properties. Reinforce coordination between the ~~Historic Preservation Office HPO~~ and other District agencies, and establish new relationships ~~where~~ **as** needed to address historic preservation concerns. ~~1008.7-1004.9~~

~~1002~~ **HP-1 RECOGNIZING HISTORIC PROPERTIES**

~~1002.1 The treasured image of Washington and its wealth of historic buildings and neighborhoods is matched by few other cities in the United States. These assets include the grand and monumental legacies of the L'Enfant and McMillan Plans as well as the social story that is embodied in each of the city's neighborhoods. The natural beauty of the District of Columbia is also an inseparable part of the city's historic image. This is a landscape whose inherent attractiveness made it a place of settlement even in prehistoric times. 1002.1~~

~~1002.2 These historic qualities define the very essence of Washington, D.C. and constitute an inheritance that is significant to both the city and the nation. Recognizing its value is an essential duty for those entrusted to pass on this place unharmed to future generations. 1002.2~~

~~1002.3 The first step in protecting this heritage is to recognize what we have. Much of this work has already been done, for the great majority of the city's most important historic features are widely acknowledged and officially recognized through historic designation. Washington's monuments are famous and some of its neighborhoods are known to outsiders. But there are hundreds of historic landmarks and dozens of historic districts in the District of Columbia Inventory of Historic Sites, and many of these are likely to be unfamiliar even to native Washingtonians. Future programs must inform the widest possible audience of these assets, and at the same time safeguard the unheralded properties whose legacy has yet to be understood 1002.3~~

~~1002.4 Recognition involves more than academic research and field work to identify and document historic properties. It also requires a deliberate effort to educate and inform property owners and the public at large about the nature and the protected status of those features and places whose historic value may not be readily apparent. It is easy to take historic properties for granted through ignorance or disregard. For this reason it is equally important to publicize the value of potential~~

Comprehensive Plan Historic Preservation Element

Proposed Amendments

~~historic properties, while actively seeking official recognition and thus the benefits of legal protection. 1002.4~~

~~1003~~ ~~HP-1.1 DEFINING HISTORIC SIGNIFICANCE~~

~~1003.1 In any urban environment, some historic properties are more significant than others. However, all properties that meet the basic test of significance should be accorded civic respect and protection under the preservation law. It is appropriate for different levels of significance to be reflected in preservation program priorities and actions, but this should not come at the expense of excluding attention to properties of more modest or localized value. 1003.1~~

~~1003.2 Historic significance must encompass multiple aspects of our city's history and evolution. Native Americans inhabited this land for thousands of years before it was a national capital. Prehistoric sites have been found in all parts of the District, revealing the features that sustained both ordinary and ceremonial life. The remnants of colonial settlement have also been identified and unearthed. Once the city was established, many ethnic and immigrant groups constructed its buildings and developed its culture over the span of two centuries. Some of the structures built and inhabited by these early residents remain today. 1003.2~~

~~1003.3 The land itself, and the plans that have shaped it, are also an essential part of our history. The nation's founders selected a special place for the federal city. Both northern and southern, the site was a gentle flatland surrounded by a bowl of hills interlaced with broad rivers and streams. This topography allowed for the creation of a brilliant geometric plan with a spectacular array of civic buildings that gives the capital city its unique symbolic profile. 1003.3~~

~~1003.4 Historic preservation also must respond as history evolves. As the pace of change in modern life accelerates, and as more modern properties are lost before their value is fully understood, there is growing awareness of the need to protect the historic properties of the future. History is not static; part of looking forward is continuously redefining what was most significant about the past. 1003.4~~

~~1003.5 ***Policy HP-1.1.1: The City's Historic Image***
Recognize the historic image of the national capital as part of the city's birthright. After two centuries of growth, the original vision of the city remains strong and remarkable in an increasingly homogenous global world. Over the years this fundamental character has been protected by local and national laws and policies. It must remain inviolate. 1003.5~~

~~1003.6 ***Policy HP-1.1.2: Defining Significance Broadly***
Adopt an encompassing approach to historic significance. Recognize the city's social history as well as its architectural history, its neighborhoods as well as its individual buildings, its natural landscape as well as its built environment, its~~

Comprehensive Plan Historic Preservation Element

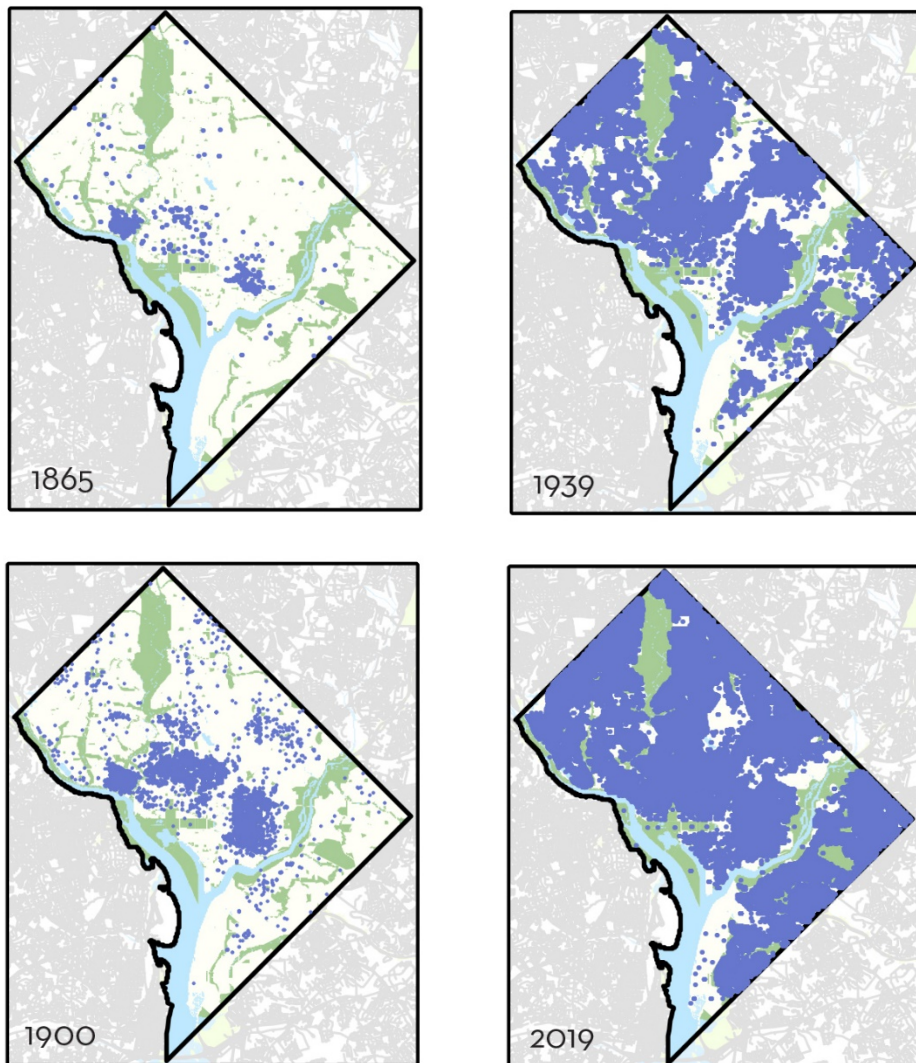
Proposed Amendments

~~characteristic as well as its exceptional, and its archaeology as well as its living history. 1003.6~~

~~1003.7~~ ***Policy HP-1.1.3: Cultural Inclusiveness***

~~Celebrate a diversity of histories, tracing the many roots of our city and the many cultures that have shaped its development. A multitude of citizens both famous and ordinary wrote its history. Historic preservation should bear witness to the contributions of all these people. 1003.7~~

1004.12 Figure 10.1: Structures by Year of Construction. 1004.12



Comprehensive Plan Historic Preservation Element

Proposed Amendments

~~1003.8~~**1004.13** The maps above show the structures still remaining in the District today by their year of construction. ~~1003.8~~ **1004.13**

~~1003.9~~ ~~*Policy HP-1.1.4: The Recent Past*~~

~~Anticipate the need to preserve the record of our own time. Significant structures and settings from the modern era after the Second World War are the products and places of the recent past whose preservation will retell the story of our era for future generations. Evaluation of the recent past should not be colored by current fads or trends but should instead be judged by scholarly research and documentation after sufficient time has passed to develop an objective historical context. 1003.9~~

1004.5 ~~HP-1.2~~**HP-1.3** ~~IDENTIFYING POTENTIAL HISTORIC PROPERTIES~~
Identifying Potential Historic Properties 1005

~~1004.1~~**1005.1** ~~A long-range goal of the historic preservation program is the~~ The completion of a comprehensive survey to identify historic resources in ~~the District of Columbia~~ **Washington, DC has been a continuing long-range goal of the historic preservation program. Over the past 30 years, Since the mid-1980s,** community sponsors **and professional consultants** have surveyed many of the District's older neighborhoods **and property types** with support from the **District's city's** preservation program. **Since 2000, HPO has taken a more direct role in survey projects, as new technology and data have transformed traditional surveys. Complete photographs of District buildings and streetscapes are now immediately accessible on the internet. HPO contractors and staff have compiled information from historic permits and other sources on most of Washington, DC's 168,000 buildings, and that resource is available on the internet. Now the primary survey task is to use information already at hand to identify properties that should be evaluated further for historic significance. A database of nearly a century's worth of building permits is in progress, and a photographic inventory of the city's buildings is also available through the District's Master Address Repository. Thematic studies and directories of historical architects and builders also help the survey work. Yet much remains to complete this massive task. The following policies are adopted to guide its progress. 1004.1**1005.1****

~~1004.2~~**1005.2** ~~Policy~~ **HP-1.2.1**~~HP-1.3.1: Historic Resource Surveys~~

Identify properties **and sites** meriting designation as historic landmarks and districts ~~through a comprehensive program of~~ **by analyzing existing data, with support from scholarly research and continuing** thematic and area surveys that document ~~every aspect of the prehistory and history of District of Columbia~~ **the broad diversity of the District's prehistory and history. Support these surveys with scholarly research and analytical tools to aid evaluation. 1004.2**1005.2****

Comprehensive Plan Historic Preservation Element

Proposed Amendments

- ~~1004.3~~**1005.3** *Policy ~~HP-1.2.2~~**HP-1.3.2: Survey Leadership***
Undertake **HPO-sponsored** surveys ~~directly~~, or provide professional guidance and financial support to assist government agencies and local communities in conducting their own historic resource surveys. ~~1004.3~~**1005.3**
- ~~1004.4~~**1005.4** *Policy ~~HP-1.2.3~~**HP-1.3.3: Coordinated Survey Plan***
Organize surveys **and data analysis** by historical theme or by neighborhood so that survey efforts proceed according to a logical plan with clear priorities.
~~1004.4~~**1005.4**
- ~~1004.5~~**1005.5** *Policy ~~HP-1.2.4~~**HP-1.3.4: Inclusiveness of Surveys***
~~Ensure that s~~Surveys **and data analyses should** seek out not just buildings, but all types of potential historic properties, including sites of cultural significance, historic landscapes, and archaeological resources. ~~1004.5~~**1005.5**
- ~~1004.6~~**1005.6** *Policy ~~HP-1.2.5~~**HP-1.3.5: Community Participation in Surveys***
Encourage property owners, preservation organizations, ~~Advisory Neighborhood Commissions-ANCs~~, and community and neighborhood associations to participate in the survey process. ~~1004.6~~**1005.6**
- 1005.7** *~~Action HP-1.2.A~~**Policy HP-1.3.6: Establishment of Survey Priorities***
Give priority to the survey **and analysis** of endangered resources and those located in active redevelopment areas, **such as downtown and near Metro stations**. As factors in setting ~~survey~~ priorities, consider the surpassing significance of some properties, the under-representation of others ~~among designated properties~~, and the responsibility of **the** government to recognize its own historic properties. **Make survey results and the identification of eligible properties readily available to the public.** ~~1004.7~~**1005.7**
- 1005.8** *~~Action HP-1.2.E~~**Policy HP-1.3.7: Updating Surveys***
Evaluate completed surveys periodically to update information and to determine whether properties that did not appear significant at the time of the original survey should be reconsidered for designation. ~~1004.11~~**1005.8**
- ~~1004.7~~ *~~Action HP-1.2.A: Establishment of Survey Priorities~~*
~~Give priority to the survey of endangered resources and those located in active redevelopment areas. As factors in setting survey priorities, consider the surpassing significance of some properties, the under-representation of others among designated properties, and the responsibility of government to recognize its own historic properties.~~ ~~1004.7~~
- ~~1004.8~~**1005.9** *~~Action HP-1.2.B~~**HP-1.3.A: Database of Building Permits***
~~Continue the development of a computer~~ **Expand HistoryQuest DC, the HPO digital** database of information from the ~~complete~~ archive of 19th and 20th century District ~~of Columbia~~ building permits; ~~and use this information as a foundation~~

Comprehensive Plan Historic Preservation Element

Proposed Amendments

~~for survey efforts~~ to include major alteration permits and permits issued after 1949. Update internet access to this information as new data is compiled.
~~1004.8~~ 1005.9

~~1004.9~~ ~~Action HP-1.2.C: Extensions of the Historic Plan of Washington~~
~~Complete the documentation and evaluation of the significant features of the historic Plan of the City of Washington, including added minor streets. Survey the extensions of the original street plan and the pattern of reservations throughout the District, and evaluate elements of the 1893 Permanent System of Highways for their historic potential.~~ ~~1004.9~~

~~1004.10~~ 1005.10 ~~Action~~ ~~HP-1.2.D~~ HP-1.3.B: Survey of Existing Historic Districts
Complete comprehensive surveys of Anacostia, Capitol Hill, Cleveland Park, Georgetown, LeDroit Park, Takoma Park, and other historic districts where building-by-building information is incomplete. ~~1004.10~~ 1005.10

~~1004.11~~ ~~Action HP-1.2.E: Updating Surveys~~
~~Evaluate completed surveys periodically to update information and to determine whether properties that did not appear significant at the time of the original survey should be reconsidered for designation.~~ ~~1004.11~~

~~1003.6~~ **HP-1.1 DEFINING HISTORIC SIGNIFICANCE** **HP-1.4 Evaluating Historic Significance** **1006**

1006.1 ~~Historic significance must encompass multiple~~ Evaluations of historic significance should encompass all areas and aspects of ~~our city's~~ Washington, DC's history and evolution. Historic resources remain from prehistoric to modern times, and from many cultures and facets of life. Thus, a wide range of sites may be considered historically or culturally significant for very different reasons. ~~Native Americans inhabited this land for thousands of years before it was a national capital. Prehistoric sites have been found in all parts of the District, revealing the features that sustained both ordinary and ceremonial life. The remnants of colonial settlement have also been identified and unearthed. Once the city was established, many ethnic and immigrant groups constructed its buildings and developed its culture over the span of two centuries. Some of the structures built and inhabited by these early residents remain today.~~ ~~1003.2~~ 1006.1

1006.2 In any ~~urban environment~~ community, some historic properties are more significant than others. ~~However, all properties~~ Properties that meet the basic test of significance should be ~~accorded civic respect and~~ considered for designation ~~protection~~ under the preservation law, according to preservation planning priorities. ~~It is appropriate for different levels of significance to be reflected in preservation program priorities and actions, but this should not come at the expense of excluding~~ Such priorities should not exclude attention to properties of more modest or localized value. ~~1003.1~~ 1006.2

Comprehensive Plan Historic Preservation Element

Proposed Amendments

- 1006.3** Historic preservation also ~~must~~ **needs to** respond as history evolves. As the pace of change in modern life accelerates, and as more modern properties are lost before their value is fully understood, there is growing awareness of the need to ~~protect~~ **preserve** the historic properties of the future. History is not static; part of looking forward is continuously redefining what was most significant about the past. ~~1003.4~~ **1006.3**
- 1006.4** *Policy ~~HP-1.1.2: Defining~~ **HP-1.4.1: Interpreting Significance Broadly***
Adopt an encompassing approach to historic significance. Recognize the ~~city's~~ **District's** social history as well as its architectural history, its neighborhoods ~~as well as~~ **and** its individual buildings, its natural landscape ~~as well as~~ **and** its built environment, **and** its characteristic ~~as well as~~ **and** its exceptional, ~~and its~~ **archaeology as well as its** living history. ~~1003.6~~ **1006.4**
- 1006.5** *Policy ~~HP-1.1.3~~ **HP-1.4.2: Cultural Inclusiveness***
Celebrate a diversity of histories, tracing the many roots of ~~our city~~ **the District** and the many cultures that have shaped its development. **Affirm the importance of local cultural identity and traditions, and recognize the role that cultural recognition plays in supporting civic engagement and community enrichment. Recognize a diversity of culture and identity to support a more equitable understanding of the District's heritage.** ~~A multitude of citizens both famous and ordinary wrote its history. Historic preservation should bear witness to the contributions of all these people.~~ ~~1003.7~~ **1006.5**
- 1006.6** *Policy ~~HP-1.1.4~~ **HP-1.4.3: The Recent Past***
Anticipate the need to preserve the record of ~~our own time~~ **the recent past**. ~~Significant structures and settings from the modern era after the Second World War are the products and places of the recent past whose preservation will retell the story of our era for future generations. Evaluation of the recent past should not be colored by current fads or trends but should instead be judged by scholarly research and documentation after sufficient time has passed to develop an objective historical context.~~ **Undertake scholarly research and documentation to inform evaluation of the recent past, and expedite efforts to establish an objective historic context for modernism as communities grow and the District's built environment continues to change.** ~~1003.9~~ **1006.6**
- 1006.7** *Action 1.4.A: District of Columbia Inventory of Historic Sites*
Expand the District of Columbia Inventory of Historic Sites to achieve a more comprehensive and balanced listing that represents all aspects of the District's history, culture, and aesthetic heritage. **1006.7**

Comprehensive Plan Historic Preservation Element

Proposed Amendments

~~1005.7~~ ~~HP-1.3~~~~HP-1.5~~ **DESIGNATING HISTORIC LANDMARKS AND DISTRICTS** Designating Historic Landmarks and Districts 1007

~~1005.1~~**1007.1** Historic properties are recognized through designation as historic landmarks or historic districts in the ~~DC~~ District of Columbia Inventory of Historic Sites, ~~the city's~~ Washington, DC's official list of historic properties. Listing in the ~~National Register of Historic Places~~ NRHP provides additional recognition by the federal government. Listed properties gain protection under District and federal preservation laws, and are eligible for benefits like preservation tax incentives. ~~The city's~~ Washington, DC's historic districts are highlighted in Map 10.1, and its historic landmarks ~~structures~~ are highlighted in Map 10.2. Historic landmarks and districts ~~structures~~ in Central Washington are shown in Map 10.3. ~~1005.1~~**1007.1**

~~1005.2~~**1007.2** Table Figure 10.2: Listing of Historic Districts ~~1005.2~~ **1007.2**

ID	NEIGHBORHOOD DISTRICTS	ID	OTHER DISTRICTS
1	Anacostia	37	Armed Forces Retirement Home
2	Blagden Alley/Naylor Court	38	Chesapeake and Ohio Canal
3	Bloomingdale	39	Congressional Cemetery
4	Capitol Hill	40	Federal Triangle
5	Cleveland Park	41	Fort Circle Parks
6	Downtown	42	Fort McNair
7	Dupont Circle	43	Gallaudet College
8	Emerald Street	44	Georgetown Visitation
9	Financial	45	Glenwood Cemetery
10	Foggy Bottom	46	Immaculata Seminary
11	Fourteenth Street	47	Langston Golf Course
12	Foxhall Village	48	Marine Barracks
13	George Washington University/Old West End	49	Marjorie Webster Junior College
14	Georgetown	50	McMillan Park Reservoir
15	Grant Circle	51	Mount Vernon Memorial Highway
16	Grant Road	52	Mount Vernon Seminary
17	Kalorama Triangle	53	National Arboretum
18	Kingman Park	54	National Mall
19	Lafayette Square	55	National Zoological Park
20	LeDroit Park	56	Observatory Hill
21	Logan Circle	57	Potomac Gorge
22	Massachusetts Avenue	58	Potomac Park (East and West)
23	Meridian Hill	59	Rock Creek and Potomac Parkway
24	Mount Pleasant	60	Rock Creek Park
25	Mount Vernon Square	61	Roosevelt Island
26	Mount Vernon Triangle	62	Saint Elizabeths Hospital

Comprehensive Plan Historic Preservation Element

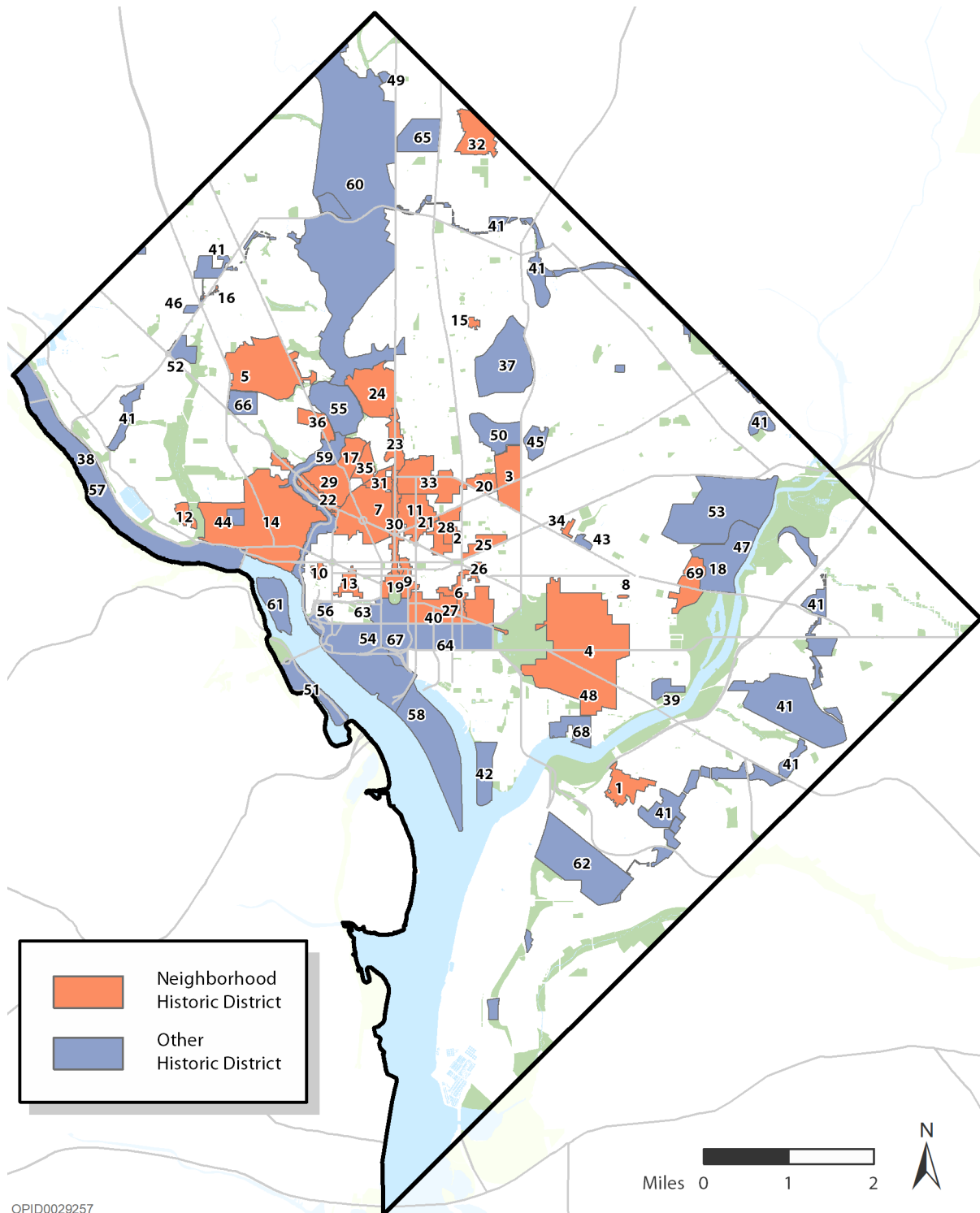
Proposed Amendments

27	Pennsylvania Avenue	63	Seventeenth Street
28	Shaw	64	Smithsonian Quadrangle
29	Sheridan-Kalorama	65	Walter Reed Army Medical Center
30	Sixteenth Street	66	Washington Cathedral and Close
31	Strivers' Section	67	Washington Monument Grounds
32	Takoma Park	68	Washington Navy Yard
33	U Street	69	Young Browne Phelps Spingarn Education Center
34	Union Market		
35	Washington Heights		
36	Woodley Park		

Comprehensive Plan Historic Preservation Element

Proposed Amendments

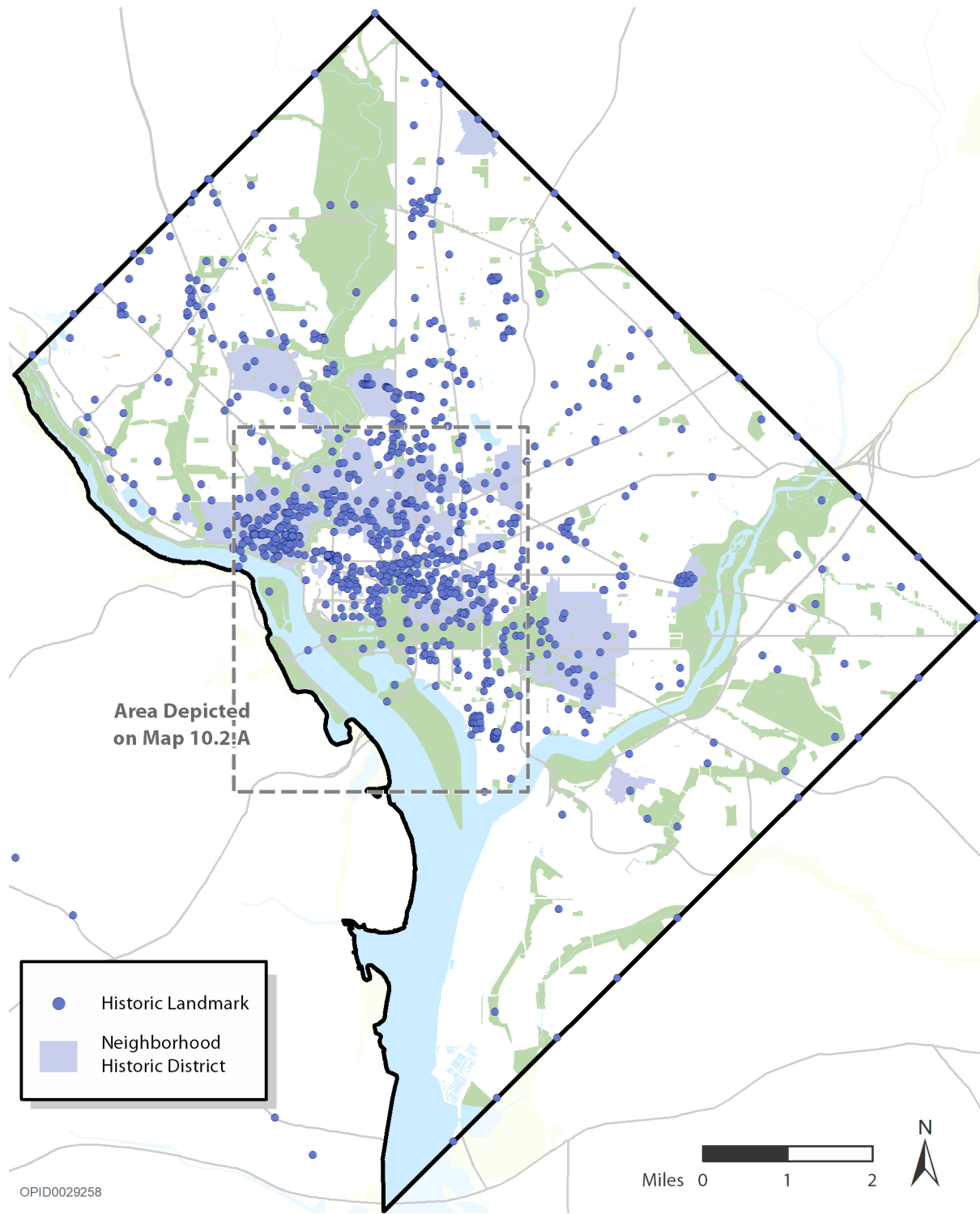
~~1005.3~~1007.3 Map 10.1: Historic Districts* ~~1005.3~~1007.3



Comprehensive Plan Historic Preservation Element

Proposed Amendments

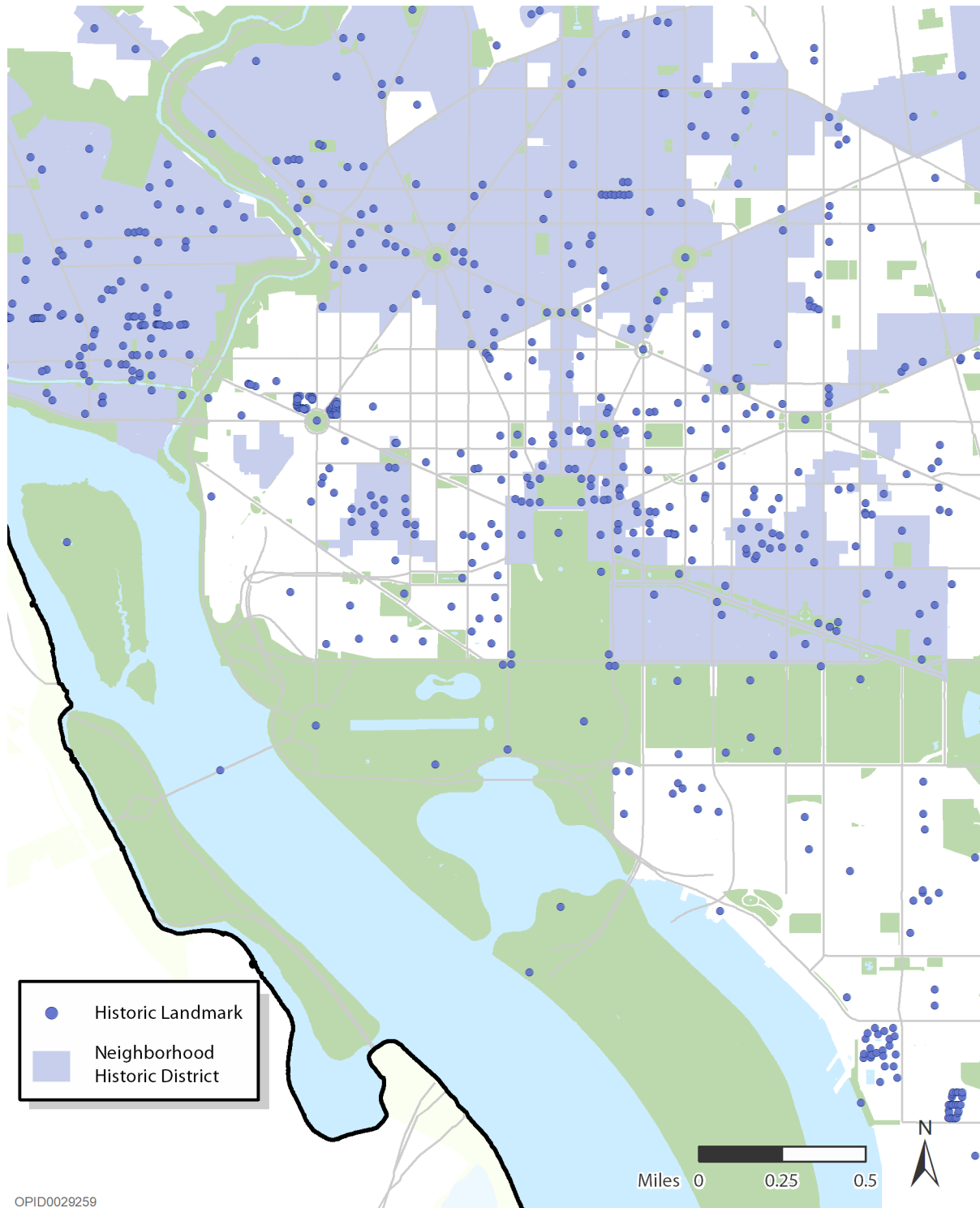
~~1005.4~~1007.4 Map 10.2: Historic Structures (see next page for inset area) ~~1005.4~~1007.4



Comprehensive Plan Historic Preservation Element

Proposed Amendments

~~1005.5~~**1007.5** Map 10.3 ~~(Inset Map):~~ **Inset Map of** Existing Landmark Structures and Sites
~~1005.5~~**1007.5**



Comprehensive Plan Historic Preservation Element

Proposed Amendments

1007.6 ~~Today, In the District of Columbia~~ **Washington, DC** ~~today, there are~~ **has** more than ~~600~~ **700** historic landmarks and ~~more than 40~~ **nearly 70** historic districts, **about** half of which are local neighborhoods. In all, ~~nearly 25,000~~ **about 30,000** properties are protected by historic designation. Historic landmarks include the iconic monuments and ~~the~~ symbolic commemorative places that define Washington, ~~DC, DC as the Nation's Capital,~~ **as the nation's capital,** but they also include retail and commercial centers, residences, and ~~the~~ places of worship and leisure of thousands of ~~ordinary citizens~~ **residents** who call ~~"DC"~~ **the District** home. ~~1000.5~~ **1007.6**

~~1005.6~~ **1007.7** *Policy ~~HP-1.3.1~~ **HP-1.5.1: Designation of Historic Properties***
Recognize and ~~protect~~ **preserve** significant historic properties through official designation as historic landmarks and districts under both District and federal law, maintaining consistency between District and federal listings ~~whenever possible.~~
~~1005.6~~ **1007.7**

~~1005.7~~ **1007.8** *Policy ~~HP-1.3.2: Designation~~ **HP-1.5.2: Evaluation Criteria***
Maintain officially adopted written criteria **for listing in the District of Columbia Inventory of Historic Sites** and apply them consistently ~~to ensure so~~ that properties meet objective standards of significance to qualify for designation **(see Figure 10.2). Use the criteria to evaluate the potential eligibility of properties for historic preservation planning purposes, as well as for designation. Apply the federal criteria of evaluation for listing in the NRHP when applicable.** ~~The criteria are given in Figure 10.1.~~ ~~1005.7~~ **1007.8**

~~1005.8~~ **1007.9** *Policy ~~HP-1.3.3~~ **HP-1.5.3: Leadership in Designation***
Systematically evaluate and nominate significant District-owned properties for historic designation. Encourage, assist, or undertake the nomination of privately owned properties as appropriate in consultation with owners, ~~Advisory~~ **Neighborhood Commissions** **ANCs**, and community groups. ~~1005.8~~ **1007.9**

1007.10 *Policy **HP-1.5.4: Voluntary Preservation***
Engage property owners and communities in designation efforts, and encourage voluntary preservation. Seek consensus on designations when possible, and apply designation criteria with sensitivity to the rights of property owners and the interests of affected communities. **1007.10**

~~1005.9~~ **1007.11** *Policy ~~HP-1.3.4~~ **HP-1.5.5: Historic District Designation***
Use historic district designations as the means to recognize and preserve areas whose significance lies primarily in the character of the community as a whole, rather than in the separate distinction of individual structures. ~~Ensure that~~ **The** designation of historic districts **should** involves a community process with full participation by affected ~~Advisory Neighborhood Commissions~~ **ANCs**, neighborhood organizations, property owners, businesses, and residents.
~~1005.9~~ **1007.11**

Comprehensive Plan Historic Preservation Element

Proposed Amendments

~~1005.10~~1007.12~~Policy **HP-1.3.5**~~**HP-1.5.6: Consulting the Public on Designation**
~~Ensure that t~~The views of property owners, ~~Advisory Neighborhood~~
~~Commissions~~ **ANCs**, neighborhood organizations, and the general public ~~are~~
~~should be~~ solicited and ~~given careful consideration~~ **carefully considered** in the
designation process. ~~1005.10~~1007.12

1007.13 ~~Action **HP-1.3.E**~~**Policy HP-1.5.7: Updating Designations**
Evaluate existing historic landmark designations **periodically**, and, ~~systematically~~
when appropriate, update older designations to current professional standards of
documentation. Evaluate historic district designations as appropriate to augment
documentation, amend periods or areas of significance, or adjust boundaries.
~~1005.16~~1007.13

~~1005.11~~1007.14~~Action **HP-1.3.A**~~**HP-1.5.A: Nomination of Properties**
Act on filed nominations without delay to respect the interests of owners and
applicants, and to avoid accumulating a backlog of nominations. When
appropriate, defer action on a nomination to facilitate dialogue between the
applicant and owner or to promote efforts to reach consensus on the designation.
~~1005.11~~1007.14

~~1005.12~~1007.15~~Action **HP-1.3.B**~~**HP-1.5.B: Nomination of National Register Properties**
Nominate for historic landmark or historic district designation any **eligible**
National Register properties not yet listed in the ~~D.C.~~ **District of Columbia**
Inventory of Historic Sites. ~~1005.12~~1007.15

~~1005.13~~1007.15a ~~Figure 10.1:~~ **Text Box: Designation Criteria for Historic Landmarks and**
Districts ~~1005.13~~
Historic and prehistoric buildings, building interiors, structures, monuments,
works of art or other similar objects, areas, places, sites, neighborhoods, and
cultural landscapes are eligible for designation as historic landmarks or historic
districts if they possess one or more of the following values or qualities:

- **Events:** They are the site of events that contributed significantly to the
heritage, culture, or development of ~~the District of Columbia~~ **Washington,**
DC or the nation;
- **History:** They are associated with historical periods, social movements,
groups, institutions, achievements, or patterns of growth and change that
contributed significantly to the heritage, culture, or development of ~~the~~
~~District of Columbia~~ **Washington, DC** or the nation;
- **Individuals:** They are associated with the lives of persons significant to the
history of ~~the District of Columbia~~ **Washington, DC** or the nation;
- **Architecture and Urbanism:** They embody the distinguishing characteristics
of architectural styles, building types, or methods of construction, or are
expressions of landscape architecture, engineering, or urban planning, siting,

Comprehensive Plan Historic Preservation Element

Proposed Amendments

or design significant to the appearance and development of ~~the District of Columbia~~ **Washington, DC** or the nation;.

- **Artistry:** They possess high artistic or aesthetic values that contribute significantly to the heritage and appearance of ~~the District of Columbia~~ **Washington, DC** or the nation;.
- **Creative Masters:** They have been identified as notable works of craftsmen, artists, sculptors, architects, landscape architects, urban planners, engineers, builders, or developers whose works have influenced the evolution of their fields of endeavor; or are significant to the development of ~~the District of Columbia~~ **Washington, DC** or the nation; ~~or~~.
- **Archaeology:** They have yielded or may be likely to yield information significant to an understanding of historic or prehistoric events, cultures, and standards of living, building, and design. **1007.15a**

1007.15b **Additionally,** ~~To~~ to qualify for designation, they shall ~~also~~ possess sufficient integrity to convey, represent, or contain the values and qualities for which they are judged significant. To qualify for designation, sufficient time shall have passed since they achieved significance or were constructed to permit professional evaluation of them in their historical context. **1007.15b**

~~1005.14~~**1007.16** *Action ~~HP-1.3.C~~**HP-1.5.C**: Nomination of Federal Properties*
Encourage federal agencies to nominate their eligible properties for listing in the ~~National Register of Historic Places~~**NRHP**; and ~~to~~ sponsor concurrent nomination of these properties to the ~~District of Columbia D.C.~~ Inventory of Historic Sites.
When appropriate, seek other sponsors to nominate eligible federal properties to the District of Columbia Inventory of Historic Sites.
~~1005.14~~**1007.16**

1007.17 *Action **HP-1.5.D: Inclusiveness in the District of Columbia Inventory of Historic Sites***
Nominate properties to the District of Columbia Inventory of Historic Sites that recognize the significance of underrepresented District communities and all aspects of local history. 1007.17

~~1005.15~~ *Action ~~HP-1.3.D~~**The Historic Plan of Washington***
~~Complete the documentation and designation of the historic Plan of the City of Washington as a National Historic Landmark. 1005.15~~

~~1005.16~~ *Action ~~HP-1.3.E~~**Updating Designations***
~~Evaluate existing historic landmark designations and systematically update older designations to current professional standards of documentation. Evaluate historic district designations as appropriate to augment documentation, amend periods or areas of significance, or adjust boundaries. 1005.16~~

Comprehensive Plan Historic Preservation Element

Proposed Amendments

~~1006 HP-1.4 INCREASING AWARENESS OF HISTORIC PROPERTIES~~

~~1006.1 Broad public awareness of historic properties is vital to a successful historic preservation program. It promotes understanding and appreciation of historic properties, allowing communities to take pride in their past and residents to value the history of their own homes. Better information about potential historic property also provides greater certainty to property developers contemplating major investment decisions, thus lessening the potential for conflict over demolition and redevelopment. 1006.1~~

~~1006.2 ***Policy HP-1.4.1: Publication of the DC Inventory of Historic Sites***
Maintain the DC Inventory of Historic Sites and a map depicting the location of historic landmarks and districts. Keep them current and readily available to the public both in print and on the Internet. 1006.2~~

~~1006.3 ***Policy HP-1.4.2: Dissemination of Historic Information***
Make survey and designation information widely available to the public through open access to survey and landmark files, assistance with public inquiries, website updates, posting of maps of historic resources in public buildings, and distribution of educational materials documenting the city's historic properties. Display archaeological artifacts and make data from excavations available to the public through educational programs. 1006.3~~

~~1006.4 ***Policy HP-1.4.3: Marking Of Historic Properties***
Develop and maintain a coordinated program for public identification of historic properties through street signage, building markers, heritage trail signage, and other means. 1006.4~~

~~1006.5 ***Policy HP-1.4.4: Identification of Potential Historic Properties***
Publicize survey projects and survey results as a means of increasing awareness of potential historic properties. Give priority to the public identification of eligible historic properties in active development areas. 1006.5~~

~~1006.6 ***Policy HP-1.4.5: Community Awareness***
Foster broad community participation in efforts to identify, designate, and publicize historic properties. 1006.6~~

~~1006.7 ***Action HP-1.4.A: Enhancement of the D.C. Inventory and Map***
Improve the value and effectiveness of the D.C. Inventory of Historic Sites as an educational tool by creating an interactive Internet version of the Inventory with photos and descriptive information on all properties. Improve the utility of the map of historic landmarks and districts by creating an interactive GIS-based version accessible to the public on the Internet. 1006.7~~

~~1006.8 ***Action HP-1.4.B: Internet Access to Survey Data and Designations***~~

Comprehensive Plan Historic Preservation Element

Proposed Amendments

~~Provide Internet access to historic landmark and historic district designation forms and National Register nomination forms. Develop a searchable on-line database of survey information, providing basic historical documentation on surveyed and designated properties, including individual properties within historic districts. Post determinations of eligibility for designation on the Internet. 1006.8(~~

~~1006.9 *Action HP-1.4.C: Historic District Signage*~~

~~Complete implementation of the citywide program for street signs identifying historic districts. 1006.9~~

~~1006.10 *Action HP-1.4.D: Markers for Historic Landmarks*~~

~~Continue with implementation of the program of consistent signage that property owners may use to identify historic properties and provide brief commemorative information. 1006.10~~

~~1006.11 *Action HP-1.4.E: Notice to Owners of Historic Property*~~

~~Develop and implement an appropriate method of periodic notification to owners of historic property, informing them of the benefits and responsibilities of their stewardship. **Completed – See Implementation Table.** 1006.11~~

~~1006.12 *Action HP-1.4.F: Listings of Eligibility*~~

~~Establish and maintain procedures to promote a clear understanding of where eligible historic properties may exist and how they can be protected through official designation. Reduce uncertainty for property owners, real estate developers, and the general public by maintaining readily available information on surveyed areas and properties identified as potentially eligible for designation. 1006.12~~

1008 HP-1.6 The Image of Washington, DC 1008

1008.1

The treasured image of Washington, **DC** and its wealth of historic buildings and neighborhoods is matched by few other cities in the United States. These assets include the grand and monumental legacies of the L'Enfant and McMillan Plans, as well as the social story that is embodied in each of the ~~city's~~ **District's** neighborhoods. The natural beauty of **Washington, DC** ~~the District of Columbia~~ is also an inseparable part of the **District's** ~~city's~~ historic image. This is a landscape whose inherent attractiveness made it a place of settlement even ~~in prehistoric times~~ **before it was the nation's capital.** ~~1002.1~~ **1008.1**

~~1007.1~~

~~The most common image of Washington may be the sweeping vista of colonnaded government buildings seen across a tree-lined greensward. For many tourists the marble monuments, rows of museums, and flowering cherry trees define the city. These images are also cherished by the city's residents, but they are not the only view of historic Washington. 1007.1~~

Comprehensive Plan Historic Preservation Element

Proposed Amendments

~~1007.2~~**1008.2** After two centuries of growth, the image of Washington, DC remains strong and distinctive. The District's historic urban design and national monuments largely define this vision, but ~~Most of the city~~ District spreads far beyond its monumental core ~~and out to the boundaries of the District of Columbia.~~ The ~~city's~~ District's business center is ~~richly~~ lively historic commercial architecture and ~~blessed by its unique~~ a carefully maintained mid-rise scale. ~~Local Washington~~ Washington, DC is a mosaic of distinctive neighborhoods that create the setting for the District's social and cultural life. These aspects of Washington, DC's heritage also have a role in shaping the capital's historic image. ~~—some filled with turreted Victorian rowhouses, some with modest bungalows intermixed with apartments, and others lined block after block with broad turn-of-the-century front porches. Washington's architecture is an eclectic mix that belies the dignified uniformity of the tourist postcards. And much of the historic city is still intact. This is a prime source of the city's charm and an inheritance that should make all Washingtonians proud.~~ ~~1007.2~~**1008.2**

1008.3 *Policy ~~HP-1.1.1~~HP-1.6.1: The City's District's Historic Image*
~~Recognize the historic image of the national capital as part of the city's birthright. After two centuries of growth, the original vision of the city remains strong and remarkable in an increasingly homogenous global world. Over the years this fundamental character has been protected by local and national laws and policies. It must remain inviolate.~~ Protect**Preserve** the fundamental historic character and image of Washington, DC as the ~~city~~ District develops. ~~1003.5~~**1008.3**

1008.4 *Policy ~~HP-2.3.2: Historic Image of the City~~HP-1.6.2: Protecting Preserving the City's District's Historic Character*
~~Protect~~**Preserve** and enhance the views and vistas, both natural and designed, ~~which~~that are an integral part of Washington, DC's historic image. Preserve the historic skyline formed by the region's natural features and topography, and punctuated by ~~and its~~ historically significant buildings and monuments ~~from~~. Avoid intrusions, such as incompatible communication antennas and water towers. ~~Preserve the horizontal character of the national capital through enforcement of the 1910 Height of Buildings Act~~ As the District benefits from needed new growth, preserve the historic scale and character established by its building height limits, including the 1910 Height of Buildings Act. ~~1010.4~~**1008.4**

1008.5 *Policy HP-1.6.3: Enhancing the District's Historic Character*
Encourage new architectural contributions that complement and enrich the District's design heritage and historic character. **1008.5**

1008.6 *Policy HP-1.6.4: Downtown and Neighborhood Character*
Recognize the distinctive character of Washington DC's historic downtown and varied neighborhoods as one of the District's prime attractions and competitive strengths. As Washington, DC grows, encourage compatible new

Comprehensive Plan Historic Preservation Element

Proposed Amendments

development that enlivens downtown and enhances the character and distinction of its neighborhoods. 1008.6

1008.7 ***Policy HP-1.6.5: Commercial Signage***
Control commercial signage to avoid vacant and underused billboards and intrusion upon the District's monumental grandeur and residential neighborhoods. Support the District's economic vitality and quality of life through carefully considered policies and regulations for commercial signage in designated entertainment areas. 1008.7

1008.8 ***Policy HP-1.6.6: Transportation Infrastructure***
Transportation infrastructure should be compatible with the character of the Plan of the City of Washington and the District's historic properties. 1008.8

See the Urban Design Element for additional policies and actions related to the District's image and character.

~~1007.2~~ **HP-2 PROTECTING HISTORIC PROPERTIES** Preserving and Enhancing Historic Properties 1009

1009.1 ~~For a city like Washington, DC, protection of historic resources is an integral part of the~~ Preservation of historic properties is inherent in the District's community planning, economic development, and construction permitting processes. Historic preservation is an important local government function as well as an economic development strategy. Preservation protections help to ensure that building renovations and new development respect the architectural character of historic landmarks and districts. Because the District's preservation law specifically encourages enhancement of historic properties and adapting them for current use, preservation review procedures also promote high-quality new construction that improves the condition and setting of historic properties and neighborhoods. 1015.1-1009.1

~~1007.3~~ 1009.2 ~~The protection of these historic properties is by far the most resource-intensive function of the city's historic preservation program. Protection functions are an integral part of the community planning, development review, and permitting processes shared among several agencies, and they are often the means by which ordinary citizens come into contact with the Historic Preservation Office. Broadly speaking, protection functions include developing effective preservation tools through preservation planning, ensuring the use of proper rehabilitation standards and preservation techniques through building permit review, and promoting compatible new design in historic neighborhoods through the development review process. Preservation begins with sensitive land use planning and zoning that limits conflict between development rights and preservation policies. More direct protections include controls on building demolition and disturbance of archaeological sites. Standards for renovation and new construction in~~

Comprehensive Plan Historic Preservation Element

Proposed Amendments

historic areas preserve historic integrity and character, and policies that encourage adaptation to changing needs preserve historic properties by keeping them in continued use. Equitable enforcement encourages consistent compliance with property maintenance and preservation laws. ~~1007.3~~ **1009.2**

~~1007.4~~ **1009.3** Historic properties ~~receive their most important official protection~~ are protected under both District and federal law. Under the Historic Landmark and Historic District Protection Act of 1978, ~~D.C. Historic Protection Act, before a building permit can be issued to demolish or alter the exterior appearance of a historic property, the application~~ proposals for exterior alteration to a historic property must be submitted to the ~~Historic Preservation Review Board~~ HPRB (or in some cases, notably in Georgetown, to the ~~Commission of Fine Arts~~ CFA—~~see text box at left~~) for a review to determine whether the proposed work is compatible with the character of the historic property. Similar reviews are required for demolition or subdivision of historic property ~~or new construction on the property, and for new construction in historic areas~~. These reviews are conducted at various levels of complexity, with the most significant projects involving open public meetings, where interested groups and individuals may participate. ~~1007.4~~ **1009.3**

~~1007.5~~ U.S. Commission of Fine Arts ~~1007.5~~
The ~~Commission of Fine Arts~~ was established by Congress in 1910 as an independent agency to advise the federal and District governments on matters of art and architecture that affect the appearance of the nation's capital. The Commission's primary role is to advise on proposed federal building projects, but it also reviews private buildings adjacent to public buildings and grounds of major importance, including Rock Creek Park (under the Shipstead Luce Act), projects in the Historic District of Georgetown (under the Old Georgetown Act), and properties owned by the District government.

~~1007.6~~ **1009.4** Protections also apply to government projects. Under District law, projects on District-owned land involve a consultation with the SHPO during the planning phase. Under Section 106 of the National Historic Preservation Act, federal agencies must consider the effect of their projects on designated or eligible historic properties. ~~This review occurs in a consultation process, in consultation with the SHPO, State Historic Preservation Officer and is known as Section 106 review. Other interested parties are invited to participate in this process.~~ The same consultation is required for ~~District government or~~ private projects funded or licensed by a federal agency. These reviews are designed to ensure that work is consistent with the historic character of affected historic properties and involves public participation commensurate with the nature of the undertaking. In Section 106 review, the SHPO applies the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Secretary's Standards for Rehabilitation ~~to ensure that work on historic properties is consistent with their historic character.~~ ~~1007.6~~ **1009.4**

Comprehensive Plan Historic Preservation Element

Proposed Amendments

1010 ~~HP-2.3~~**HP-2.1** ~~THE~~ The District's ~~HISTORIC PLANS~~ Historic Plans ~~OF WASHINGTON~~**1010**

1010.1 Preservation of historic properties in Washington, DC begins with its historic plan. The ~~Plan of the City of Washington~~ L'Enfant Plan, drawn by Pierre L'Enfant in 1791, has served as an enduring symbol and armature for growth of the national capital, but the District's character has also been shaped by many other contributors over more than two centuries. ~~More than two centuries of public and private building construction have given shape to the plan. Great civic works and public art have embellished it.~~ Generations of civil engineers, architects, and artists contributed public works and monuments that define the District's built form. In the 1870s, municipal planners devised rules that created a unified landscape on District streets, known as public parking, comprised of green front yards and small federal park reservations. Builders filled in the plan with neighborhoods whose character befits Washington, DC. In the 1890s, city planners extended L'Enfant's pattern of grid streets and avenues to fill the entirety of Washington, DC. 1010.1

1010.2 After its first hundred years, the plan was reinvigorated according to City Beautiful principles in the McMillan Plan of 1901. Regulated building heights, ~~and mandated design review by agencies like the Commission of Fine Arts~~ first introduced by the District in 1894, further supported its enhancement and embellishment. The CFA and NCPC were created to oversee those improvements and to guide the continued development of federal buildings and parkland. 1010.2

1010.2a Text box: Plan of the City of Washington
The L'Enfant and McMillan Plans established a design framework for the national capital that remains one of the world's great examples of urban planning. Collectively, these plans and related 19th century refinements are known as the *Plan of the City of Washington*. 1010.2a

1010.3 ~~The design principles of the Plan informed the platting of streets and parks in new neighborhoods as the city expanded beyond its initial boundaries. The District's Office of the Municipal Architect dates from this same era, and for the next half century it gave cohesion to the District through consistent design of local public buildings. Despite alterations and intrusions, it still serves as the basis for the Legacy Plan adopted in 1997 by the National Capital Planning Commission for the 21st Century.~~ With these many influences on its character, the Plan of the City of Washington is now protected as a historic landmark in the District of Columbia Inventory of Historic Sites and the National Register. Current planning reaffirms its historic significance and seeks to repair eroded sections of its fabric. ~~1010.2~~ **1010.3**

Comprehensive Plan Historic Preservation Element

Proposed Amendments

- 1010.4** *Policy ~~HP-2.3.1~~HP-2.1.1: The Plan of the City of Washington*
Preserve the defining features of the ~~L'Enfant and McMillan plans for~~ Plan of the City of Washington. Work jointly with federal agencies to maintain the public squares, circles, and major reservations as landscaped open spaces that provide a means to experience the legacy of the ~~city~~-plan. Preserve the historic pattern of streets, ~~and~~ associated minor reservations, and landscape features. Preserve ~~protect~~ these historic rights-of-way from incompatible incursions and intrusions. ~~1010.3~~**1010.4**
- 1010.5** *Policy ~~HP-2.3.3~~HP-2.1.2: Spatial and Landscape Character of L'Enfant Plan Streets*
~~Protect~~Preserve the generous open space and reciprocal views of the L'Enfant Plan streets, avenues, and reservations. Protect the integrity and form of the L'Enfant system of streets and reservations from inappropriate new buildings and physical incursions. Reinforce the spatial definition of the historic street plan by aligning main building facades along the street right-of-way lines and applying traditional rules for building projections. Support public and private efforts to provide and maintain street trees and continuous front yard landscaping to help frame axial views and reinforce the ~~city's~~ District's historic landscape character. 1010.5
- 1010.6** *Policy ~~HP-2.3.4~~HP-2.1.3: Public Space Design in the L'Enfant ~~Plan~~ City*
Reinforce the historic importance and continuity of the streets as public thoroughfares through sensitive design of sidewalks and roadways. Avoid inappropriate traffic channelization, obtrusive signage and security features, and other physical intrusions that obscure the character of the historic street network. Work jointly with federal agencies to preserve the historic statuary and other civic embellishments of the L'Enfant ~~Plan~~ City parks, and where appropriate, extend this tradition with new civic art and landscape enhancements of the public reservations. 1010.6
- 1010.7** *Policy ~~HP-2.3.5~~HP-2.1.4: Enhancing Washington, DC's Urban Design Legacy*
Adhere to the design principles of the ~~L'Enfant and McMillan Plans~~ Plan of the City of Washington in any improvements or alterations to the ~~city~~ District street plan. Where ~~the character of the historic plan has been damaged by intrusions and disruptions~~ intrusions and disruptions have damaged the character of the historic plan, promote restoration of the plan through coordinated redevelopment and improvement of the transportation network and public space. At the earliest opportunity, restore or rehabilitate historic streets and reservations that were inappropriately disrupted, or closed, to their original right-of-way configuration. 1010.7

Comprehensive Plan Historic Preservation Element

Proposed Amendments

- 1010.8** *Policy HP-2.1.5: Extensions of the Plan of the City of Washington*
Preserve, rehabilitate, and enhance the character of the extensions of the original street plan and the pattern of reservations throughout the District created by the 1893 Permanent System of Highways. 1010.8
- 1010.9** *Action ~~HP-1.3.D~~HP-2.1.A: ~~The Historic~~ Designation of the Plan of Washington*
Complete the documentation and designation of the historic L'Enfant Plan ~~of the City of Washington~~ as a National Historic Landmark. ~~1005.15~~1010.9
- 1010.10** *Action ~~HP-1.2.C~~HP-2.1.B: Extensions of the Historic Plan of Washington*
Complete the documentation and evaluation of the significant features of the historic L'Enfant Plan ~~of the City of Washington~~, including added minor streets. Survey the extensions of the original street plan and the pattern of reservations throughout the District, and evaluate elements of the 1893 Permanent System of Highways for their historic potential. ~~1004.9~~1010.10
- 1010.11** *Action ~~HP-2.3.A~~HP-2.1.C: Review of Alterations to the Historic City Plan of Washington*
~~Ensure e~~Early consultation with the ~~Historic Preservation Review Board~~HPRB and other preservation officials should occur whenever master plans or proposed redevelopment projects envision alterations to ~~the~~ features of the historic ~~city~~ Plan of the City of Washington. ~~1010.8~~1010.11
- 1010.12** *Action ~~HP-2.3.B~~HP-2.1.D: Review of Public Improvements*
~~Ensure a~~An appropriate level of consultation with the ~~State Historic Preservation Officer~~SHPO should occur before undertaking the design and construction of public space improvements in the L'Enfant ~~Plan City~~ area and the public parks of the McMillan Plan. ~~1010.9~~1010.12
- See the Urban Design Element for additional policies and actions on the historic plans for the District of Columbia planning legacy of Washington, DC.*
- 1011** ~~HP-2.5HP-2.2~~ **HISTORIC LANDSCAPES AND OPEN SPACE** Historic Landscapes and Open Space 1011
- 1011.1** The natural beauty of Washington, DC creates an exceptional setting for the nation's capital. Nature permeates the District, helping to define its historic character. A long planning legacy has also endowed Washington, DC with a unique cultural landscape. ~~More than almost any other feature, the exceptional width and openness of Washington's parks and streets define the basic character of the city.~~ L'Enfant's urban parks, broad avenues, and wide streets bring openness into the District. In the 19th century, visionaries converted the Potomac mudflats to parkland and reserved Rock Creek valley as open park space. The McMillan Plan shaped the ~~These spaces include the major~~

Comprehensive Plan Historic Preservation Element

Proposed Amendments

monumental greenswards of the Mall; and drew the riverfront and stream valley parks; and the ~~green-space-of-estates,~~ open spaces of fort sites, cemeteries, and campuses into a green network for the District. ~~1011.1~~

1011.2 Other significant landscape features of the District are the legacy of 19th-century engineers, planners, and developers who extended the L'Enfant Plan beyond the original borders. Tree-lined streets and landscaped front yards unite many historic neighborhoods, and ~~there are~~ small green oases are scattered throughout the District. ~~city.~~ Some are publicly owned, and others are private. Institutional campuses and private estates, many now owned by embassies, also contribute to the preservation of open space. Many provide the setting for historic buildings, creating a balance between the natural and built environment that ~~is a unifying feature of~~ unifies the District ~~city.~~ ~~Such settings should be protected and maintained as significant landscapes in their own right or as contributing features of historic landmarks and districts.~~ ~~1012.1~~ **1011.2**

1011.3 *Policy ~~HP-2.5.1~~HP-2.2.1: The Natural Setting of Washington, DC*
Preserve the historic natural setting of Washington, DC and the views it provides. Preserve and enhance the beauty of the Potomac and Anacostia riverfronts and the system of stream valley parks. Protect the topographic bowl around central Washington, DC, and preserve the wooded skyline along its ring of escarpments. Prevent intrusions into the views to and from these escarpments and other major heights throughout the District ~~city.~~ ~~1012.2~~ **1011.3**

1011.4 *Policy ~~HP-2.5.2~~HP-2.2.2: Historic Landscapes*
Recognize and preserve the District's significant landscapes as historic features in their own right or as contributing features of historic landmarks and districts. Preserve the distinguishing qualities of the District's historic landscapes, both natural and designed. Protect public building and monument grounds, recognized historic vistas, parks and parkway systems, government and institutional campuses, gardens, cemeteries, and other historic landscapes from deterioration and incompatible development. ~~1012.3~~ **1011.4**

1011.5 *Policy ~~HP-2.5.5~~HP-2.2.3: Public Campuses*
Recognize ~~campuses in federal ownership as both historic landscape settings for important government facilities~~ the landscape value of government campuses as the setting for public facilities and as open green space for the entire District ~~city.~~ ~~Preserve the communal value of these campuses by protecting them from overdevelopment.~~ Balance any new development on these campuses against the public interest in retaining ~~open~~ green space, and protect them from incompatible development. ~~1012.6~~ **1011.5**

1011.6 *Policy ~~HP-2.5.4~~HP-2.2.4: Landscaped Yards in Public Space*
Preserve the continuous and open green quality of landscaped front and side yards in public space and beyond building restriction lines. Take special care at

Comprehensive Plan Historic Preservation Element

Proposed Amendments

historic landmarks and in historic districts to protect this public environment from intrusions, whether from excess paving, vehicular access and parking, high walls and fencing, or undue disruption of the natural contours or bermed terraces.

~~1012.5~~ 1011.6

1011.7

Policy ~~HP-2.5.3~~ HP-2.2.5: Streetscape Design in Historic Districts

~~Ensure that n~~New public works such as ~~street lights~~ streetlights, street furniture, and sidewalks within historic landscapes and historic districts ~~are~~ should be compatible with the historic context. Emphasize good design whether contemporary or traditional. ~~1012.4~~ 1011.7

1011.8

Policy ~~HP-2.5.6~~ HP-2.2.6: Historic Open Space

Retain landscaped yards, gardens, estate grounds, and other significant ~~areas of~~ green space associated with historic landmarks whenever possible. If development is permitted, retain sufficient open space to ~~protect~~ preserve the setting of the historic landmark and the integrity of the historic property. In historic districts, strive to maintain shared open space in the interior of blocks while balancing the need to accommodate reasonable expansion of residential buildings.

~~1012.7~~ 1011.8

1011.9

Action ~~HP-2.5.A~~ HP-2.2.A: Protecting-Preserving Historic Landscapes

~~Promote the protection~~ Increase appreciation of historic landscapes through documentation, ~~specific~~ recognition in ~~official~~ designations, and public education ~~materials~~. Work cooperatively with ~~federal and city agencies and private~~ government and landowners to ~~promote the preservation of~~ preserve historic landscapes as integral components of historic landmarks and districts, and to ~~ensure that~~ make new construction is compatible with ~~the setting of historic properties~~ their historic character. ~~1012.8~~ 1011.9

1011.10

Action ~~HP-2.5.B~~ HP-2.2.B: Protecting-Preserving the Natural Escarpment

~~Protect~~ Preserve views of and from the natural escarpment around central Washington, ~~DC by working with District and federal land holders and review agencies to accommodate reasonable demands for new development on major historic campuses like~~ Work with government and landholders to encourage new development at Saint St. Elizabeths Hospital, the Armed Forces Retirement Home, and McMillan Reservoir, and similar large sites in a manner that ~~harmonizes~~ that is harmonious with the natural topography and respectful of ~~preserves~~ important vistas over the District city. ~~1012.9~~ 1011.10

1011.11

Action ~~HP-2.5.C~~ HP-2.2.C: Protecting-Preserving Rights-Of-Way

~~Promote the preservation of~~ Preserve original street patterns in historic districts by maintaining public rights-of-way and historic building setbacks. Retain and maintain alleys in historic districts where they are significant components of the historic development pattern. ~~1012.10~~ 1011.11

Comprehensive Plan Historic Preservation Element

Proposed Amendments

1011.12 *Action HP-2.2.D: Historic Avenue Landscapes*
Identify and document historic landscape plans for avenues and major streets in the L'Enfant City and beyond. Encourage the restoration of intended landscape treatments, including the planting of double rows of trees in public space to restore shaded sidewalk allées and designed sidewalk views along major avenues. 1011.12

See the Urban Design and Parks, Recreation and Open Space Elements for additional policies and actions related to historic landscapes and the natural setting of Washington, DC.

1008.12 ~~HP-2.1~~**HP-2.3 DISTRICT GOVERNMENT STEWARDSHIP** **District Government Stewardship 1012**

~~1008.1~~**1012.1** The District government should set the standard for historic preservation in **Washington, DC** ~~the city~~, through both committed leadership and exemplary treatment of its own historic properties. The following policies promote District government stewardship in preservation. ~~1008.1~~**1012.1**

~~1008.2~~**1012.2** ***Policy ~~HP-2.1.1~~HP-2.3.1: ~~Protection~~ Preservation of District-Owned Properties***
Sustain exemplary standards of stewardship for historic properties under District ownership or control. Use historic properties to the maximum extent feasible ~~when adding new space for~~ **to accommodate** government activities, promote innovative new design, and ~~ensure that~~ **perform** rehabilitation **work that** adheres to the highest preservation standards. Properly maintain both designated and eligible historic properties, and protect them from deterioration and inappropriate alteration. ~~1008.2~~**1012.2**

~~1008.3~~**1012.3** ***Policy ~~HP-2.1.2~~HP-2.3.2: Disposition of District-Owned Properties***
Evaluate District-owned properties for historic potential before acting on disposition. When disposal of historic properties is appropriate, ~~ensure~~ their continued preservation **should be encouraged** through transfer to a suitable new steward under conditions that ~~ensure~~ **are conducive to** their protection and reuse. ~~1008.3~~**1012.3**

~~1008.4~~ ***Policy ~~HP-2.1.3: Interagency Cooperation~~***
~~Develop and strengthen supportive working relationships between the Historic Preservation Office (HPO) and other District agencies. Maintain the role of the HPO as an integral component of the Office of Planning and as a resource to assist other District agencies in evaluating the effect of their undertakings on historic properties. 1008.4~~

~~1008.5~~ ***Policy ~~HP-2.1.4: Coordination with the Federal Government~~***

Comprehensive Plan Historic Preservation Element

Proposed Amendments

~~Coordinate District historic preservation plans and programs with those of the federal government through processes established under the National Historic Preservation Act, and through close coordination with federal landholders and key agencies like the National Capital Planning Commission, Commission of Fine Arts, and National Park Service. 1008.5~~

~~1008.6~~**1012.4** *Action ~~HP-2.1.A~~**HP-2.3.A: Protection-Preservation** of District-Owned Properties*
~~Adopt and implement~~**Strengthen** procedures to ~~ensure~~**encourage** historic preservation review of District actions at the earliest possible stage of project planning. ~~Establish~~**Apply** standards for District construction ~~consistent~~**compatible** with the standards applied to historic properties by federal agencies. ~~1008.6~~**1012.4**

~~1008.7~~ *Action ~~HP-2.1.B: Governmental Coordination~~*
~~Strengthen collaborative working relationships with federal agencies including the Commission of Fine Arts, National Capital Planning Commission, Advisory Council on Historic Preservation, National Park Service, and others involved in the stewardship of historic properties. Reinforce coordination between the Historic Preservation Office and other District agencies and establish new relationships where needed to address historic preservation concerns. 1008.7~~

~~1008.8~~**1012.5** *Action ~~HP-2.1.C~~**HP-2.3.B: Enhancing Civic Assets***
Make exemplary preservation of District ~~of Columbia~~ municipal buildings, including ~~the~~ public schools, libraries, fire stations, and recreational facilities, ~~a~~ model to encourage private investment in **Washington, DC's** ~~the city's~~ historic properties and neighborhoods. Rehabilitate these civic assets and enhance their inherent value with new construction or renovation that sustains the ~~city's~~ **District's** tradition of high-quality municipal design. ~~1008.8~~**1012.5**

~~1008.9~~**1012.6** *Action ~~HP-2.1.D~~**HP-2.3.C: Protecting-Preserving** Public Space in Historic Districts*
Develop guidelines for government agencies and utilities so that public space in historic districts is designed and maintained as a significant and complementary attribute of the ~~district~~ **districts**. These guidelines should ~~ensure that~~ **provide for** such spaces ~~are to be~~ quickly and accurately restored after invasive work by utilities or ~~District agencies~~ **the city**. ~~1008.9~~**1012.6**

~~1009~~ **HP-2.2 PRESERVATION PLANNING**

~~1009.1~~ The District's Historic Preservation Office is a component of the Office of Planning and leads preservation planning efforts on several levels—by preparing the District of Columbia Historic Preservation Plan, participating in comprehensive and neighborhood planning projects, and coordinating on major initiatives with federal government agencies like the National Capital Planning Commission and the Advisory Council on Historic Preservation (see text box). As

Comprehensive Plan Historic Preservation Element

Proposed Amendments

~~the State Historic Preservation Office for the District, HPO is responsible for ensuring that preservation is integrated with the city's planning efforts. 1009.1~~

~~1009.2 ***Advisory Council on Historic Preservation***~~

~~The Advisory Council on Historic Preservation (ACHP) is an independent federal agency that promotes the preservation, enhancement, and productive use of historic resources. ACHP is charged with encouraging federal agencies to act as responsible stewards of historic property and to factor historic preservation into the requirements for federal projects. In its role as Policy advisor to the President and Congress, ACHP advocates full consideration of historic values in federal decision making, recommends administrative and legislative improvements to protect the national heritage, and reviews agency programs and policies to promote effectiveness, coordination, and consistency with national preservation policies. 1009.2~~

~~1009.3 ***Policy HP-2.2.1: D.C. Historic Preservation Plan***~~

~~Maintain and periodically update the District of Columbia Historic Preservation Plan according to the standards required by the National Park Service for approved state historic preservation plans. Ensure that the Historic Preservation Plan remains consistent and coordinated with the Comprehensive Plan as both are updated. 1009.3~~

~~1009.4 ***Policy HP-2.2.2: Neighborhood Preservation Planning***~~

~~Give full consideration to preservation concerns in neighborhood plans, small area plans, major revitalization projects, and where appropriate, applications for planned unit developments and special exceptions. Promote internal coordination among District agencies and the HPO at the earliest possible stage of planning efforts and continue coordination throughout. Involve Advisory Neighborhood Commissions and community preservation groups in planning matters affecting preservation. 1009.4~~

~~1009.5 ***Policy HP-2.2.3: Preservation Master Plans***~~

~~Support public agency facility plans and campus plans as an opportunity to evaluate potential historic resources, promote their designation, and develop management plans for their protection and use. 1009.5~~

~~1009.6 ***Action HP-2.2.A: Preservation Planning***~~

~~Adopt a revised D.C. Historic Preservation Plan consistent with the Comprehensive Plan. Use the results of the Comprehensive Plan's extensive public engagement process as a baseline for identifying current issues to be addressed in the Preservation Plan. Develop preservation master plans for major private redevelopment areas, identifying properties eligible for preservation. **Completed – See Implementation Table.** 1009.6 ~~[Also see HP-1.1.1, HP-1.1.4 and HP-1.1.A]~~~~

Comprehensive Plan Historic Preservation Element

Proposed Amendments

- ~~1009.7 *Action HP-2.2.B: Preservation Review of Major Plans*
Integrate historic preservation in the preparation and review of proposed facility master plans, small area plans, campus master plans, appropriate planned unit development and special exception applications, and other major development initiatives that may have an impact on historic resources. Identify specific historic preservation concerns through consultation with the HPO as an integral member of the planning team. 1009.7~~
- ~~1009.8 *Action HP-2.2.C: Incorporating Preservation Issues in Local Initiatives*
Include the historic preservation community in broader urban initiatives, such as those relating to housing, transportation, the environment, and public facilities. The Historic Preservation Office and preservation groups should be involved in meetings to discuss relevant issues relating to zoning, transportation, open space, waterfronts, public facilities, public property disposition, and other planning and urban design matters. 1009.8~~
- ~~1010 **HP-2.3 THE HISTORIC PLAN OF WASHINGTON**~~
- ~~1010.1 The Plan of the City of Washington drawn by Pierre L'Enfant in 1791 has served as an enduring symbol and armature for growth of the national capital. More than two centuries of public and private building construction have given shape to the plan. Great civic works and public art have embellished it. After its first hundred years, the plan was reinvigorated according to City Beautiful principles in the McMillan Plan of 1901. Regulated building heights and mandated design review by agencies like the Commission of Fine Arts further supported its enhancement and embellishment. 1010.1~~
- ~~1010.2 The design principles of the Plan informed the platting of streets and parks in new neighborhoods as the city expanded beyond its initial boundaries. Despite alterations and intrusions, it still serves as the basis for the Legacy Plan adopted in 1997 by the National Capital Planning Commission for the 21st Century. 1010.2~~
- ~~1010.3 *Policy HP-2.3.1: The Plan of the City of Washington*
Preserve the defining features of the L'Enfant and McMillan plans for Washington. Work jointly with federal agencies to maintain the public squares, circles, and major reservations as landscaped open spaces that provide a means to experience the legacy of the city plan. Preserve the historic pattern of streets and associated minor reservations, and protect these historic rights-of-way from incompatible incursions and intrusions. 1010.3~~
- ~~1010.4 *Policy HP-2.3.2: Historic Image of the City*
Protect and enhance the views and vistas, both natural and designed, which are an integral part of Washington's historic image. Preserve the historic skyline formed by the region's natural features and topography and its historically significant buildings and monuments from intrusions such as communication antennas and~~

Comprehensive Plan Historic Preservation Element

Proposed Amendments

~~water towers. Preserve the horizontal character of the national capital through enforcement of the 1910 Height of Buildings Act. 1010.4~~

~~1010.5 ***Policy HP-2.3.3: Spatial Character of L'Enfant Plan Streets***
Protect the generous open space and reciprocal views of the L'Enfant Plan streets, avenues, and reservations. Protect the integrity and form of the L'Enfant system of streets and reservations from inappropriate new buildings and physical incursions. Support public and private efforts to provide and maintain street trees to help frame axial views and reinforce the city's historic landscape character. 1010.5~~

~~1010.6 ***Policy HP-2.3.4: Public Space Design in the L'Enfant Plan***
Reinforce the historic importance and continuity of the streets as public thoroughfares through sensitive design of sidewalks and roadways. Avoid inappropriate traffic channelization, obtrusive signage and security features, and other physical intrusions that obscure the character of the historic street network. Work jointly with federal agencies to preserve the historic statuary and other civic embellishments of the L'Enfant Plan parks, and where appropriate extend this tradition with new civic art and landscape enhancements of the public reservations. 1010.6~~

~~1010.7 ***Policy HP-2.3.5: Enhancing Washington's Urban Design Legacy***
Adhere to the design principles of the L'Enfant and McMillan Plans in any improvements or alterations to the city street plan. Where the character of the historic plan has been damaged by intrusions and disruptions, promote restoration of the plan through coordinated redevelopment and improvement of the transportation network and public space. 1010.7~~

~~1010.8 ***Action HP-2.3.A: Review of Alterations to the Historic City Plan***
Ensure early consultation with the Historic Preservation Review Board and other preservation officials whenever master plans or proposed redevelopment projects envision alterations to the features of the historic city plan. 1010.8~~

~~1010.9 ***Action HP-2.3.B: Review of Public Improvements***
Ensure an appropriate level of consultation with the State Historic Preservation Officer before undertaking the design and construction of public space improvements in the L'Enfant Plan area and the public parks of the McMillan Plan. 1010.9~~

1013 HP-2.4 Zoning Compatibility 1013

1013.1 The District's zoning regulations adopted in 2016 (ZR16) improve consistency between zoning and existing building conditions in Washington, DC's historic districts and older neighborhoods. The regulations also include incentives for retention and adaptive use of older buildings in the downtown

Comprehensive Plan Historic Preservation Element

Proposed Amendments

development zone. As these new regulations are implemented, monitoring and refinement of individual provisions, as needed, will help to ensure that the rules are working consistently with their intended purpose. 1013.1

~~1011.11~~ **1013.2 Policy ~~HP-2.4.6~~HP-2.4.1: Preservations Standards for Zoning Review**

~~Ensure~~ **Encourage** consistency between zoning regulations and design standards for historic properties. Zoning for each historic district ~~shall~~**should** be ~~consistent~~**compatible** with the predominant height and density of contributing buildings in the district. **Monitor the effectiveness of zoning controls intended to preserve characteristic features of older neighborhoods not protected by historic designation.** Where needed, specialized standards or regulations should be developed to help preserve the characteristic building patterns of historic districts and minimize design conflicts between preservation and zoning controls. ~~1011.11~~**1013.2**

~~1011.14~~ **1013.3 Action ~~HP-2.4.C~~HP-2.4.A: Zone Map Amendments in Historic Districts**

While balancing needs for growth and affordable housing, identify ~~Identify~~ areas within historic districts ~~that may be “overzoned”~~ **where zoning regulations may need adjustment** based on the scale and height of contributing buildings, and pursue rezoning of such areas with more appropriate designations. ~~1011.14~~**1013.3**

~~1011.14~~ **~~HP-2.4~~HP-2.5 REVIEW OF REHABILITATION AND NEW CONSTRUCTION** Review of Rehabilitation and New Construction 1014

~~1011.1~~ **1014.1** Historic properties have generated record levels of rehabilitation and construction activity in Washington, DC ~~the District of Columbia~~ in recent years, and this trend is expected to continue. Whether these projects are modest home improvements reviewed by HPO as a day-to-day customer service, major development projects involving extensive HPRB review ~~(see text box)~~, requests to certify work for tax credits, or monumental new federal buildings, all involve the application of similar preservation and design principles. These principles recognize that historic environments need to grow and evolve as cities constantly change. **They also recognize that solutions need to be practical and affordable, and the review process responsive and efficient. At the same time, more work needs to be done to ensure that these requirements do not unduly burden property owners, especially resident homeowners. Better access to more specific design guidelines for common home alterations, identifying a range of appropriate treatments, would improve the management of this process.** ~~1011.1~~**1014.1**

~~1011.2~~ **~~Historic Preservation Review Board~~ 1011.2**

~~The District of Columbia Historic Preservation Review Board (HPRB) is a group of private citizens appointed by the Mayor to represent professional and community viewpoints in the historic preservation process. HPRB professional~~

Comprehensive Plan Historic Preservation Element

Proposed Amendments

~~members meet the Secretary of the Interior's preservation qualifications and represent expertise in architecture, architectural history, history, and archaeology. HPRB advises the Mayor under the District law and the SHPO on matters authorized by the National Historic Preservation Act.~~

~~1011.3~~**1014.2** The District's **historic** preservation law (~~Act 2-144~~) is the basis for review of most preservation projects, ~~but others are considered under the federal Section 106 process or the preservation tax incentive program. The Act~~ **The key purposes of the law are to retain and enhance historic properties, and to encourage their adaptation for current use. It encourages the restoration of historic landmarks and protection of designated archaeological sites. It also establishes that the test for alterations, additions, and new construction in historic districts is "compatibility with the character of the historic district."**

1014.3 **The HPRB conducts the design review of most major projects involving historic properties, with some exceptions. The** ~~Coordination with cooperating agencies—the Commission of Fine Arts CFA and its Old Georgetown Board~~ **reviews most projects in certain areas fronting on federal properties and in Georgetown, with the assistance of its Old Georgetown Board. There is also a different procedure under the Foreign Missions Act for some embassy projects.** **1014.3**

1014.4 **The Section 106 process governs the review of federal projects not subject to the District's preservation law. For major projects, sponsoring agencies must consult with the SHPO, interested parties, and the public. Such consultations often involve the CFA, NCPC** ~~the National Capital Planning Commission, and the National Park Service~~ **NPS, and ACHD.** ~~—is a key factor in this review.~~
~~1011.3~~**1014.4**

~~1011.4~~**1014.5** ~~Whether applying District or federal standards, the city's preservation officials encourage an approach to~~ **District and federal preservation standards guide** rehabilitation and architectural design based on the premise of compatibility with the historic context. ~~This does not mean that additions or new construction should try to mimic~~ **Compatibility does not require matching or copying the attributes of** historic buildings, but rather **means that additions and new construction** should achieve harmony with the historic surroundings through basic good design and close attention to the characteristics and design principles of the historic environment. Good contemporary architecture can fit within this context; in fact, it is necessary in an evolving and dynamic **District city** and is welcomed as an expression of ~~our~~ **contemporary** times. ~~1011.4~~**1014.5**

~~1011.5~~**1014.6** Compatibility with the historic environment also means that new construction should be suited to the fundamental character and the relative importance of a wide range of historic buildings and environments. ~~Delicate~~ **Fine-grained** historic environments like a ~~quiet~~ residential street ~~demand~~ **call for** design restraint at a

Comprehensive Plan Historic Preservation Element

Proposed Amendments

uniform scale, while ~~more robust~~ historic commercial and industrial environments can often sustain stronger design statements and more striking juxtapositions of scale—~~high style and densely packed downtown, or daring and cutting-edge on an industrial waterfront.~~ ~~1011.5~~1014.6

~~1011.6~~1014.7 **Policy ~~HP-2.4.1~~HP-2.5.1: Rehabilitation of Historic Structures**

Promote appropriate preservation of historic buildings through an effective design review process. Apply design guidelines without stifling creativity, and strive for an appropriate balance between restoration and adaptation as suitable for the particular historic environment. ~~1011.6~~1014.7

~~1011.7~~1014.8 **Policy ~~HP-2.4.2~~HP-2.5.2: Adaptation of Historic Properties for Current Use**

Maintain historic properties in their original use ~~to the greatest extent when~~ possible. ~~If this is no longer feasible,~~ Alternatively, encourage appropriate adaptive uses consistent with the character of the property. Recognize the value and necessary function of special-purpose structures, such as utility buildings, and allow structural modifications and other alterations compatible with historic character when needed for the property to continue functioning in its original use. ~~1011.7~~1014.8

~~1011.8~~1014.9 **Policy ~~HP-2.4.3~~HP-2.5.3: Compatible Development**

Preserve the important historic features of the District while permitting compatible new infill development. Within historic districts, ~~preserve~~ respect the established form of development as evidenced by lot coverage limitations, height limits, ~~yard requirements~~ open space requirements, and other standards that contribute to the character and attractiveness of those areas. ~~Ensure that n~~New construction, ~~repair, maintenance, and improvements~~ building additions, and exterior changes should be ~~are~~ in scale with and respect their historic context through sensitive siting and design, and the appropriate use of materials and architectural detail. ~~1011.8~~1014.9

~~1011.9~~1014.10 **Policy ~~HP-2.4.4~~HP-2.5.4: Suitability to the Historic Context**

Apply design standards in a manner that accounts for different levels of historic significance and ~~different~~ types of historic environments. Encourage restoration of historic landmarks while allowing enhancements of equivalent design quality, provided such enhancements do not damage the landmark. Exercise greater restraint in residential historic districts and areas with a clear prevailing development pattern or architectural style. Allow greater flexibility where the inherent character of historic properties can accommodate greater intervention or more dramatic new design, ~~for example, such as in~~ non-residential ~~areas~~ zones and ~~in~~ areas without a significant design pattern. ~~1011.9~~1014.10

~~1011.11~~1014.11 **Policy ~~HP-2.4.5~~HP-2.5.5: Protecting-Preserving Historic Building Integrity**

Protect historic buildings from demolition whenever possible, and ~~protect~~ preserve the integrity of whole buildings. Discourage treatments like

Comprehensive Plan Historic Preservation Element

Proposed Amendments

facadism or relocation of historic buildings, allowing them only when ~~there is no feasible~~ alternative for preservation **is feasible**, and only after a finding that the treatment is necessary in the public interest. Waivers or administrative flexibility should be provided in the application of building and related codes to permit maximum preservation and protection of historic resources while ensuring the health and safety of the public. ~~1011.11~~ **1014.11**

~~1011.11~~ ***Policy HP-2.4.6: Preservations Standards for Zoning Review***
~~Ensure consistency between zoning regulations and design standards for historic properties. Zoning for each historic district shall be consistent with the predominant height and density of contributing buildings in the district. Where needed, specialized standards or regulations should be developed to help preserve the characteristic building patterns of historic districts and minimize design conflicts between preservation and zoning controls. 1011.11~~

1014.12 ***Policy HP-2.5.6: Review Process for Local Projects***
Maintain a fair and efficient preservation review process that handles applications according to clearly established procedures and timelines, consistent with applicable public notice requirements, laws, and regulations. Apply historic preservation standards and guidelines consistently, thoughtfully, and appropriately to the circumstances and practical constraints of specific situations. 1014.12

1014.13 ***Policy HP-2.5.7: Reconciliation of Multiple Public Goals***
Use the mayor's agent's public hearing process to reconcile preservation concerns and other public goals when necessary. Apply the legal standards for consistently and appropriately determining what is necessary in the public interest to the circumstances of the specific situation based on conclusions supported by the hearing record. Clearly record any applicant commitments and conditions of approval in an official written order. 1014.13

1014.14 ***Policy HP-2.5.8: Review Process for Federal Projects***
Work cooperatively with federal agencies and consulting parties in the Section 106 process to ensure that federal construction is compatible with the qualities and character of historic buildings and their settings, in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Guidelines for Rehabilitating Historic Buildings. 1014.14

~~1011.12~~ **1014.15** ***Action HP-2.4.A HP-2.5.A: Conceptual Design Review Process***
Sustain and improve the conceptual design review process as the most effective and most widely used means to promote good preservation and compatible design. Support ~~the use of~~ this process ~~by property owners and developers~~ by committing sufficient resources and appointing highly qualified professionals to the **HPRB** ~~Historic Preservation Review Board~~. Enhance public participation and transparency in the process through increased use of electronic means to provide

Comprehensive Plan Historic Preservation Element

Proposed Amendments

public notice, process applications, and post documents for public review.

~~1011.12~~ **1014.15**

~~1011.13~~ **1014.16** *Action ~~HP-2.4.B~~ **HP-2.5.B**: Design Standards and Guidelines*

Expand the development of design standards and guidelines for the treatment and alteration of historic properties, and for the design of new buildings subject to preservation design review. ~~Ensure that~~ These tools **should** address appropriate treatment of characteristics specific to particular historic districts. Disseminate these tools widely and make them available on the ~~I~~internet. ~~1011.13~~ **1014.16**

1014.17 *Action **HP-2.5.C**: Design Review of Federal Projects*

Work cooperatively with federal agencies to ensure that federal projects do not detract from the character of historic properties that are significant to the District, and are compatible with the surrounding context. When appropriate, involve the HPRB for its expert advice and as a forum for public comment. **1014.17**

1014.18 *Action **HP-2.5.D**: Accessibility Guidelines for Aging in Place*

Analyze common barriers to accessibility in older homes, and develop guidelines on how older adults can modify such homes in ways that are compatible with their historic character while making them visitable and safer to live in. **1014.18**

~~1011.14~~ *Action ~~HP-2.4.C~~: Zone Map Amendments in Historic Districts*

~~Identify areas within historic districts that may be “overzoned” based on the scale and height of contributing buildings, and pursue rezoning of such areas with more appropriate designations.~~ ~~1011.14~~

~~1012~~ **HP-2.5 HISTORIC LANDSCAPES AND OPEN SPACE**

~~1012.1~~ ~~More than almost any other feature, the exceptional width and openness of Washington’s parks and streets define the basic character of the city. These spaces include the major monumental greenswards of the Mall, riverfront and stream valley parks, and the green space of estates, cemeteries, and campuses. Tree-lined streets and landscaped front yards unite many historic neighborhoods, and there are small green oases scattered throughout the city. Some are publicly owned, and others are private. Many provide the setting for historic buildings, creating a balance between the natural and built environment that is a unifying feature of the city. Such settings should be protected and maintained as significant landscapes in their own right or as contributing features of historic landmarks and districts.~~ ~~1012.1~~

~~1012.2~~ ***Policy ~~HP-2.5.1~~: The Natural Setting of Washington***

~~Preserve the historic natural setting of Washington and the views it provides. Preserve and enhance the beauty of the Potomac and Anacostia riverfronts and the~~

Comprehensive Plan Historic Preservation Element

Proposed Amendments

~~system of stream valley parks. Protect the topographic bowl around central Washington and preserve the wooded skyline along its ring of escarpments. Prevent intrusions into the views to and from these escarpments and other major heights throughout the city. 1012.2~~

~~1012.3~~ ~~***Policy HP-2.5.2: Historic Landscapes***~~

~~Preserve the distinguishing qualities of the District's historic landscapes, both natural and designed. Protect public building and monument grounds, parks and parkway systems, government and institutional campuses, gardens, cemeteries, and other historic landscapes from deterioration and incompatible development. 1012.3~~

~~1012.3~~ ~~***Policy HP-2.5.3: Streetscape Design in Historic Districts***~~

~~Ensure that new public works such as street lights, street furniture, and sidewalks within historic landscapes and historic districts are compatible with the historic context. Emphasize good design whether contemporary or traditional. 1012.4~~

~~1012.5~~ ~~***Policy HP-2.5.4: Landscaped Yards in Public Space***~~

~~Preserve the continuous and open green quality of landscaped front and side yards in public space. Take special care at historic landmarks and in historic districts to protect this public environment from intrusions, whether from excess paving, vehicular access and parking, high walls and fencing, or undue disruption of the natural contours or bermed terraces. 1012.5~~

~~1012.6~~ ~~***Policy HP-2.5.5: Public Campuses***~~

~~Recognize campuses in federal ownership as both historic landscape settings for important government facilities and as open green space for the entire city. Preserve the communal value of these campuses by protecting them from overdevelopment. Balance any new development against the public interest in retaining open green space. 1012.6~~

~~1012.7~~ ~~***Policy HP-2.5.6: Historic Open Space***~~

~~Retain landscaped yards, gardens, estate grounds, and other significant areas of green space associated with historic landmarks whenever possible. If development is permitted, retain sufficient open space to protect the setting of the historic landmark and the integrity of the historic property. In historic districts, strive to maintain shared open space in the interior of blocks while balancing the need to accommodate reasonable expansion of residential buildings. 1012.7~~

~~1012.8~~ ~~***Action HP-2.5.A: Protecting Historic Landscapes***~~

~~Promote the protection of historic landscapes through documentation, specific recognition in official designations, and public education materials. Work cooperatively with federal and city agencies and private landowners to promote the preservation of historic landscapes as integral components of historic~~

Comprehensive Plan Historic Preservation Element

Proposed Amendments

~~landmarks and districts, and to ensure that new construction is compatible with the setting of historic properties. 1012.8~~

~~1012.9 *Action HP-2.5.B: Protecting the Natural Escarpment*
Protect views of and from the natural escarpment around central Washington by working with District and federal land holders and review agencies to accommodate reasonable demands for new development on major historic campuses like Saint Elizabeths Hospital, the Armed Forces Retirement Home, and McMillan Reservoir in a manner that harmonizes with the natural topography and preserves important vistas over the city. 1012.9~~

~~1012.10 *Action HP-2.5.C: Protecting Rights-Of-Way*
Promote the preservation of original street patterns in historic districts by maintaining public rights-of-way and historic building setbacks. Retain and maintain alleys in historic districts where they are significant components of the historic development pattern. 1012.10~~

~~1013~~15 HP-2.6 ~~ARCHAEOLOGICAL RESOURCES~~ Archaeological Resources ~~1015~~

~~1013.1~~1015.1 Washington, DC has been the home of successive generations stretching far back in time. The artifacts and human-made features uncovered through archaeological investigation are important evidence of the ~~city's~~ District's history, its colonial origins, and its prehistoric past. These resources often illustrate aspects of past lives that are not visible in documents or in the built environment. They can illuminate what has been long forgotten about everyday life. ~~And often in the most touching and personal way, they can~~ and help connect residents to the lives of those who preceded them ~~us~~. ~~1013.1~~1015.1

~~1013.2~~1015.2 *Policy HP-2.6.1: Protection of ~~Archeological~~ Archaeological Sites*
Retain ~~archeological~~ archaeological resources in place where feasible, taking appropriate steps to protect sites from unauthorized disturbance. If sites must be excavated, follow established standards and guidelines for the treatment of archaeological resources, whether in documentation and recordation, or in the collection, storage, and ~~protection~~ preservation of artifacts. ~~1013.2~~1015.2

~~1013.3~~1015.3 *Policy HP-2.6.2: Curation of Data and Artifacts*
Treat archaeological artifacts as significant civic property. ~~Ensure that a~~ All data and artifacts recovered from archaeological excavations ~~are~~ should be appropriately inventoried, conserved, and stored in a facility with proper environmental controls. ~~1013.3~~1015.3

~~1013.4~~1015.4 *Policy HP-2.6.3: Public Awareness of Archaeological Resources*
Make archaeological artifacts and data visible to the public. Maintain public access to collections, use artifacts and information as educational tools, and treat artifacts as objects of cultural interest. ~~1013.4~~1015.4

Comprehensive Plan Historic Preservation Element

Proposed Amendments

~~1013.5~~1015.5 *Action HP-2.6.A: Archaeological Curation Facility*

Establish, as a high priority, a facility for the proper conservation, curation, storage, and study of artifacts, archaeological materials, and related historic documents owned by the District of Columbia. Ensure public access to these materials, and promote research using the collections and records. ~~1013.5~~1015.5

~~1013.6~~1015.6 *Action HP-2.6.B: Archaeological Surveys and Inventories*

Increase surveys, inventories, and other efforts to identify and protect significant ~~archeological~~ archaeological resources. Surveys and inventories should be directed by qualified professionals and adhere to the standards in the Guidelines for Archaeological Investigations in the District. ~~1013.6~~1015.6

~~1013.7~~1015.7 *Action HP-2.6.C: Archaeological Site Reports*

Require prompt completion of site reports that document archaeological findings after investigations are undertaken. Maintain a central archive of these reports, and increase efforts to disseminate their findings and conclusions. ~~1013.7~~1015.7

~~1014~~1016 HP-2.7 ~~ENFORCEMENT~~ Enforcement ~~1016~~

~~1014.1~~1016.1 ~~The enforcement program carries the District's preservation process to completion by ensuring that work on landmarks and in the city's many historic districts is consistent with preservation goals. Enforcement programs are necessary to encourage consistent compliance with District property maintenance codes, as well as with historic preservation laws, permits, and approvals. The historic preservation inspectors ensure compliance with HPO approvals and work with citizens and neighborhood groups to curtail illegal construction activity. Inspections and enforcement programs require cooperation among building code officials in the Department of Consumer and Regulatory Affairs, the HPO, and the Board for the Condemnation of Insanitary Buildings (BCIB). Active engagement by residents and neighborhood groups also helps to support these programs.~~ ~~1014.1~~1016.1

~~1014.2~~1016.2 *Policy HP-2.7.1: Preservation Law Enforcement*

Protect historic properties from unauthorized building activity, physical damage, and diminished integrity through systematic monitoring of construction and vigilant enforcement of the preservation law. Use enforcement authority, including civil fines, to ~~ensure~~ encourage compliance with the conditions of permits issued under the preservation law. ~~1014.2~~1016.2

~~1016.3~~ *Policy HP-2.7.2: Maintenance of Historic Property*

Historic properties should be maintained in a manner consistent with the District property maintenance codes applicable to all properties. Encourage voluntary compliance by property owners, but when necessary for serious violations, take enforcement action to compel remedial action. ~~1016.3~~

Comprehensive Plan Historic Preservation Element

Proposed Amendments

~~1014.3~~1016.4 **Policy ~~HP-2.7.2~~HP-2.7.3: Prevention of Demolition by Neglect**

Prevent demolition of historic buildings by neglect or active intent through enforcement of effective regulations, imposition of substantial civil fines, and when necessary, criminal enforcement proceedings against those responsible.

~~1014.3~~1016.4

~~1014.4~~1016.5 **Action HP-2.7.A: Preservation Enforcement**

Improve enforcement of preservation laws through a sustained program of inspections, imposition of appropriate sanctions, and expeditious adjudication. Strengthen interagency cooperation and promote compliance with preservation laws through enhanced public awareness of permit requirements and procedures.

Ensure that protections remain in place during any public health emergency.

~~1014.4~~1016.5

~~1014.4~~1016.6 **Action HP-2.7.B: Accountability for Violations**

Hold both property owners and contractors accountable for violations of historic preservation laws or regulations, and ensure that outstanding violations are corrected before issuing permits for additional work. ~~Ensure that f~~Fines for violations ~~are~~ **should be** substantial enough to deter infractions, and ~~take the necessary action to ensure that fines are collected~~ **necessary action should be**

taken to collect fines. ~~1014.5~~1016.6

1017 **HP-2.8 ~~HAZARD PROTECTION FOR HISTORIC PROPERTIES~~ Hazard Protection for Historic Properties 1017**

1017.1 **While preservation planning is a well-established function in Washington, DC, more work needs to be done to effectively integrate the District's preservation and resilience programs. This should include greater consideration of how natural hazards and the effects of climate change threaten the District's ability to preserve its historic and culturally significant properties using traditional means. 1017.1**

1017.2 **Strong resilience policies will enable the District to go beyond ordinary emergency preparedness plans. They can also help owners of historic properties to plan for and either avoid or reduce major property damage from flooding and other hazards. Such policies and implementation tools need to be in place before an unexpected hazard event or disaster forces an urgent need for widespread repair and restoration. 1017.2**

1017.3 **The following policies and actions are intended to increase resilience and adaptive capacity in ways that can help ensure the long-term preservation of historic resources, despite challenging future conditions. They are also meant to enhance coordination between the SHPO and the District's State hazard mitigation officer in the Homeland Security and Emergency Management**

Comprehensive Plan Historic Preservation Element

Proposed Amendments

Agency (HSEMA) on the development and administration of flexible, integrated resilience programs that work together before and after disaster strikes. 1017.3

1017.4 *Policy HP-2.8.1: Resilient Design for Historic Properties*
Develop resilient design principles for historic and cultural resources, with guidance on resilience planning and project implementation. Encourage owners of at-risk historic properties, both public and private, to assess their vulnerability to current and projected hazards, and to implement reasonable adaptation measures. 1017.4

1017.5 *Policy HP-2.8.2: Coordinated Resilience Planning*
Integrate consideration of historic and cultural resources into hazard mitigation and climate adaptation planning. Develop resilience strategies and implement related initiatives through a coordinated effort involving the SHPO and the District's Hazard Mitigation Officer. Address both preventive improvements for historic properties and post-disaster preservation procedures. 1017.5

1017.6 *Policy HP-2.8.3: Disaster Recovery for Historic Properties*
Involve both the SHPO and the District's Hazard Mitigation Officer in preparing and implementing flexible, coordinated policies that work effectively to enable swift protection and emergency repair of cultural and historic resources during disaster recovery. 1017.6

1017.7 *Action HP-2.8.A: Preservation and Climate Change*
Complete an inventory of historic and culturally significant sites threatened by climate change. Give priority to these at-risk sites in developing hazard mitigation plans. Coordinate with key stakeholders to maximize use of available funding for mitigation and disaster response projects. 1017.7

1017.8 *Action HP-2.8.B: Historic Properties Strategy in the District's Hazard Mitigation Plan*
Incorporate a strategy for historic and cultural resources into the District Hazard Mitigation Plan. Identify key hazard areas, assess the vulnerability of historic properties to disasters and climate change, propose adaptation alternatives for resources at risk, and identify capability limitations that need to be addressed. 1017.8

1017.9 *Action HP-2.8.C: Guidelines for Post-Disaster Rehabilitation of Historic Properties*
Develop guidelines to enable expeditious stabilization, repair, and rehabilitation of historic properties following disaster events or hazard impacts. Include procedures to streamline permitting, such as expedited design review and reduced fees for post-disaster repairs, while adhering to

Comprehensive Plan Historic Preservation Element

Proposed Amendments

the applicable requirements under the District's historic preservation law.
1017.9

1018 HP-3 Expanding Preservation Knowledge 1018

1018.1 Broad public awareness of historic properties and cultural resources is vital to a ~~successful~~-vibrant historic preservation program. It promotes understanding and appreciation of ~~historic properties~~ the District's heritage, allowing communities to take pride in their past and residents to value the history of their ~~own~~ homes.
~~1006.1~~1018.1

1018.2 The District's cultural heritage should be a source of inspiration that engages residents and communities and supports the cultural economy. Strong partnerships among communities, nonprofit organizations, and the District's preservation program can help residents appreciate local history and heritage, and use that knowledge to strengthen cultural understanding and a more inclusive community life. Public events, placemaking and educational activities, oral history programs, and creative arts projects in neighborhood cultural spaces can all be used to expand appreciation of the role that heritage can play in drawing diverse communities together. 1018.2

1018.3 ~~Whether as an economic opportunity or a set of new challenges, historic preservation~~Preservation also needs strong advocates to promote ~~its~~the importance of historic resources and cultural heritage among the host of priorities facing community leaders. Preservation draws strength by forging effective partnerships and ~~ensuring the development of~~ developing preservation leaders for the future.~~1015.4~~1018.3

1019 HP-3.1 Access to Information About Historic Properties 1019

1019.1 District residents may first encounter the practice of preservation through a home improvement project. Communities may have the same experience when a new building or a historic district is proposed. For developers, it may be when a historic landmark application is filed. In each case, they deserve ready access to clear information. The government's rules for the preservation process should be easily obtained and understandable. 1019.1

1019.2 The repository of records from decades of historic surveys, documentation efforts, and historic designations is an important resource for public education. Better access to this information about potential historic ~~property~~ properties also provides greater certainty to property developers contemplating major investment decisions, thus lessening the potential for conflict over demolition and redevelopment. ~~1006.1~~1019.2

Comprehensive Plan Historic Preservation Element

Proposed Amendments

- 1019.3** *Policy ~~HP-1.4.2~~HP-3.1.1: Dissemination of Historic Information*
Make ~~survey and designation~~ **information about local history and historic resources** widely available to the public ~~through open~~ **on the internet and through both traditional and new media. Widely distribute educational materials, expand public** access to survey and landmark files, ~~assistance with public inquiries, website updates, posting of maps of historic resources in public buildings, and distribution of educational materials documenting the city's historic properties.~~ **publicize new information, and provide assistance with public inquiries. Create online archaeological exhibits, display** ~~Display~~ archaeological artifacts, and make ~~data~~ **information** from excavations available to the public through educational programs. ~~1006.3~~ **1019.3**
- 1019.4** *Policy ~~HP-1.4.1~~HP-3.1.2: Publication of the ~~D.C.~~ **District of Columbia Inventory of Historic Sites***
Maintain the ~~DC~~ **District of Columbia** Inventory of Historic Sites and ~~a map~~ **maps** depicting the location of historic landmarks and districts. Keep them current and readily available to the public both in print and on the ~~I~~internet. ~~1006.2~~ **1019.4**
- 1019.5** *Policy ~~HP-1.4.4~~HP-3.1.3: Identification of Potential Historic Properties*
Publicize survey projects and survey results as a means of increasing awareness of potential historic properties. Give priority to the public identification of eligible historic properties in active development areas. ~~1006.5~~ **1019.5**
- 1019.6** *Action ~~HP-1.4.B~~HP-3.1.A: Internet Access to Survey Data and Designations*
~~Provide~~ **Increase** ~~I~~internet access to **documentation of historic properties—including** historic landmark and historic district designation forms and National Register nomination forms—and **determinations of eligibility for designation. Expand and improve HistoryQuest DC, the geographic information system-based interactive internet map that provides basic historical documentation on individual properties throughout the District.** ~~Develop a searchable on-line database of survey information, providing basic historical documentation on surveyed and designated properties, including individual properties within historic districts. Post determinations of eligibility for designation on the Internet.~~ ~~1006.8~~ **1019.6**
- 1019.7** *Action ~~HP-1.4.A~~HP-3.1.B: Enhancement of the ~~D.C.~~ **District of Columbia Inventory and Map***
Improve the value and effectiveness of the ~~D.C.~~ **District of Columbia** Inventory of Historic Sites as an educational tool by **presenting it in a more engaging format with maps and illustrations. Organize it to give context and meaning to individual designations, and make it available both on the internet and in print.** ~~creating an interactive Internet version of the Inventory with photos and descriptive information on all properties. Improve the utility of~~ **Keep** the map of historic landmarks and districts ~~by creating~~ **current in** an interactive GIS-based version accessible to the public on the ~~I~~internet. ~~1006.7~~ **1019.7**

Comprehensive Plan Historic Preservation Element

Proposed Amendments

- 1019.8** *Action ~~HP-1.4.FHP-3.1.C~~: Listings of Eligibility*
~~Establish and maintain procedures to promote~~ **Promote** a clear understanding of where eligible historic properties may exist and how they can be protected through official designation. Reduce uncertainty for property owners, real estate developers, and the general public by maintaining readily available information on surveyed areas and properties identified as potentially eligible ~~for designation, especially in areas near Metro stations. Include both properties that have been formally determined to be eligible and those considered eligible based on available information. Make this information widely available in public documents, such as Ward Heritage Guides, and on the internet.~~
~~1006.12~~ **1019.8**
- 1020** ~~HP-1.4HP-3.2 INCREASING AWARENESS OF HISTORIC PROPERTIES~~
Public Awareness of Historic Properties 1020
- 1020.1** ~~The first step in protecting this heritage is to recognize what we have. Much of this work has already been done, for the great majority of the city's~~ **Washington, DC's** most important historic features are widely ~~acknowledged~~ **familiar** and officially recognized through historic designation. ~~Washington's~~ **The District's** monuments are **world-famous**, and some of its neighborhoods are **well-known to people across the globe** ~~outsiders. But there are hundreds of historic landmarks and dozens of historic districts in the District of Columbia~~ **the District of Columbia** Inventory of Historic Sites **includes hundreds of historic landmarks and dozens of historic districts**, and many of these are likely to be unfamiliar even to native Washingtonians. **Longtime residents and institutions serve as guardians of memory about such sites. These places and stories should become more vivid and accessible as a means to appreciate the District's history.** ~~Future programs must inform the widest possible audience of these assets, and at the same time safeguard the unheralded properties whose legacy has yet to be understood. 1002.3~~ **1020.1**
- 1020.2** Recognition involves more than academic research and field work to identify and document historic properties. It also requires a deliberate effort to educate and inform property owners and the public at large about the nature and the protected status of those features and places whose historic value may not be readily apparent. It is easy to take historic properties for granted **because of lack of reference or information** ~~through ignorance or disregard. For this reason it~~ **It** is equally important to publicize the value of potential historic properties, while actively seeking official recognition, and thus the benefits of legal protection.
~~1002.4~~ **1020.2**
- 1020.3** **Many local organizations actively pursue outreach programs aimed at raising public awareness and appreciation of Washington DC's cultural heritage. Public response to these activities has been strong, but more**

Comprehensive Plan Historic Preservation Element

Proposed Amendments

coordinated efforts could have a greater impact on a wider audience. The District also needs to raise the profile of its archaeological programs and make Washington, DC's artifact collections available for research and public enjoyment. 1020.3

1020.4 *Policy ~~HP-3.3.2~~HP-3.2.1: Public Education*
Promote public education in the values of historic preservation and the processes for preserving historic properties. ~~1018.3~~1020.4

1020.5 *Policy ~~HP-1.4.5~~HP-3.2.2: Community Awareness*
Foster broad community participation in efforts to identify, designate, and publicize historic properties. ~~1006.6~~1020.5

1020.6 *Policy HP-3.2.3: Ward Heritage Guides*
Make Heritage Guides for each ward available to the public on the internet and in print. Periodically update the guides as needed. 1020.6

1020.7 *Policy ~~HP-1.4.3~~HP-3.2.4: Marking ~~O~~of Historic Properties*
Develop and maintain a coordinated program for public identification of historic properties through street signage, building markers, heritage trail signage, and other means. ~~1006.4~~1020.7

1020.8 *Policy ~~HP-3.3.4~~HP-3.2.5: Cultural Tourism*
Celebrate the cultural history of District neighborhoods. Recognize cultural preservation as an integral part of historic preservation, and use cultural tourism to link neighborhoods and promote communication ~~between~~among diverse groups. ~~1018.5~~1020.8

1020.9 ~~Action HP-1.4.E~~*Policy HP-3.2.6: Notice to Owners of Historic Property*
~~Develop and implement~~Maintain an appropriate method of periodic notification to owners of historic property, informing them of the benefits and responsibilities of their stewardship. ~~1006.11~~1020.9

1020.10 *Action ~~HP-3.3.4~~HP-3.2.A: Preservation Outreach and Education*
Sustain an active program of outreach to the District's neighborhoods. Develop educational materials on the cultural and social history of District communities as a means to engage residents and introduce historic preservation values and goals. Promote public understanding of not just the principles for preserving properties but also the social and community benefits of historic preservation.
~~1018.7~~1020.10

1020.11 *Action ~~HP-3.3.B~~HP-3.2.B: Historic Preservation in Schools*
Work with both public and private schools to develop and implement programs to educate District students on the full range of historic, architectural, and

Comprehensive Plan Historic Preservation Element

Proposed Amendments

archaeological resources in Washington, DC. Use education to promote the value of historic preservation as a community activity. ~~+018.8-~~1020.11

1020.12 *Action ~~HP-1.4.C~~HP-3.2.C: Historic District Signage*
Complete implementation of the ~~citywide~~ District-wide program for street signs identifying historic districts. ~~+006.9~~1020.12

1020.13 *Action ~~HP-1.4.D~~HP-3.2.D: Markers for Historic Landmarks*
Continue with implementation of the program of consistent signage that property owners may use to identify historic properties and provide brief commemorative information. ~~+006.10~~1020.13

1020.14 *Action ~~HP-3.3.C~~HP-3.2.E: Historic and Archaeological Exhibitions*
Develop display exhibits for libraries, recreation centers, and other public buildings that showcase historic and archaeological resources. Recruit volunteers to assist with the interpretation of these resources. ~~+018.9~~1020.14

1020.15 *Action ~~HP-3.3.D~~HP-3.2.F: Heritage Tourism*
Identify heritage tourism opportunities and strategies that integrate District programs with those of organizations like Cultural Tourism DC, ~~the DC~~ Convention and Visitors Bureau, EventsDC, and others oriented to visitors. Use these programs to promote and enhance the integrity and authenticity of historic resources. ~~+018.10~~1020.15

1020.16 *Action HP-3.2.G: Neighborhood Tourism*
Enhance existing heritage tourism programs by celebrating the cultural history of District neighborhoods, especially those not recognized as visitor destinations, through local history tours and programs engaging a diverse audience. 1020.16

1020.17 *Action HP-3.2.H: Appreciating Cemeteries*
Collaborate with cemetery administrators to reconnect burial grounds to their surrounding neighborhoods for greater public access. Promote cemeteries for purposes of tourism and low-impact recreation, such as walking. Create online guides of distinguished monuments and notable Washingtonians buried in local cemeteries. 1020.17

See the Arts and Culture Element for additional policies and actions related to cultural heritage.

1021 ~~HP-3.3 PRESERVATION PARTNERSHIPS AND ADVOCACY~~
Preservation Partnerships and Advocacy 1021

1021.1 The foundation of a strong preservation program is an informed and participatory public that understands why historic preservation is important, how it is achieved,

Comprehensive Plan Historic Preservation Element

Proposed Amendments

and what benefits it can provide. Strong preservation partnerships not only promote the values of preservation but also serve to forge a greater sense of community. Partnerships with the public are critical to any preservation program and ~~must~~ **should** be established and advanced through education and outreach.

~~1018.1~~ **1021.1**

1021.2

Policy HP-3.3.1: Promotion of Historic Preservation

Use historic preservation to foster civic pride and strengthen communal values. Increase public awareness of historic preservation, promote appreciation of historic places, and support preservation activities of interest to residents and visitors. ~~1018.2~~ **1021.2**

1021.3

Policy ~~HP-3.3.3~~HP-3.3.2: Preservation Advocacy

Encourage public participation in historic preservation through strong community partnerships. Promote communication and collaboration among the ~~city~~ **District's** preservation groups in advocating for preservation goals. Involve historical societies, academic organizations, and others with specialized knowledge of the District's history and historic resources in efforts to promote historic preservation.

~~1018.4~~ **1021.3**

1021.4

Policy ~~HP-3.3.5~~HP-3.3.3: Special Events for Preservation

Promote preservation awards, festivals, conferences, exhibitions, and other special events that raise awareness of historic preservation and celebrate the District's history and historic places. ~~1018.6~~ **1021.4**

1021.5

Action ~~HP-3.3.E~~HP-3.3.A: Coordinated Preservation Advocacy

Encourage and facilitate interaction between preservation and economic development interests. Strengthen working relationships among the HPO, HPRB, ~~ANCs~~ **Advisory Neighborhood Commissions**, and preservation organizations. Establish special task forces or advisory groups as appropriate to support preservation programs and advocacy for historic preservation. ~~1018.11~~ **1021.5**

1021.6

Action ~~HP-2.2.C~~HP-3.3.B: Incorporating Preservation Issues in Local Initiatives

Include the historic preservation community in broader urban initiatives, such as those relating to housing, transportation, the environment, and public facilities. ~~The~~ **Involve the Historic Preservation Office** ~~HPO~~ and preservation groups ~~should be involved~~ in meetings to discuss relevant issues relating to zoning, transportation, open space, waterfronts, public facilities, public property disposition, and other planning and urban design matters. ~~1009.8~~ **1021.6**

1015.22

~~HP-3 CAPITALIZING ON HISTORIC PROPERTIES~~HP-4 Investing in Historic Assets 1022

1015.1

~~For a city like Washington, DC, protection of historic resources is an integral part of the community planning, economic development, and construction permitting~~

Comprehensive Plan Historic Preservation Element

Proposed Amendments

~~processes. Historic preservation is an important local government function as well as an economic development strategy. 1015.1~~

~~1015.2~~**1022.1** Historic preservation is ~~also~~ fundamental to the growth and development of District neighborhoods. ~~Recent building permit and development activity in the city confirms that historic preservation~~ It is a proven catalyst for neighborhood investment and ~~stabilization. The~~ improvement, whose financial impact of ~~preservation on the city~~ Washington, DC is ~~also~~ well documented. Preservation has revitalized neighborhoods, increased real estate values, strengthened the ~~city~~ District's tourism industry, and attracted new residents to Washington, DC. ~~revitalized neighborhood shopping districts like Barracks Row and U Street.~~ Looking to the future, ~~historic~~ preservation will become even more closely integrated with urban design, neighborhood conservation, housing, economic development, tourism, and planning strategies. ~~1015.2~~**1022.1**

~~1015.3~~**1022.2** ~~Of particular concern for historic preservation are the estimated two-thirds of the city's residential buildings that were built before 1950. Real estate pressure on this housing stock and the traditional character of historic neighborhoods is substantial. The city also anticipates major redevelopment over the next two decades along the Anacostia River and in large under-developed tracts throughout the city. Many of these sites contain historic properties or are likely to have significant impact on nearby historic districts. As growth continues, so does the debate about the course of change in many older neighborhoods that are eligible for but not protected by historic designation. While these communities are benefiting from new development, concerns about preserving their traditional character have been widespread. Similar issues have arisen with anticipated redevelopment of large sites throughout the District that contain historic properties or will affect established communities nearby. Development throughout the District should be guided by respectful stewardship of Washington, DC's heritage, even where it may not be recognized by official designation. Designers and builders should plan with preservation in mind and actively engage with community leadership and residents to create projects that are economically, architecturally compatible, and welcomed as an enhancement to community life.~~
~~1015.3~~**1022.2**

1022.3 Preservation of existing affordable housing is among the District's highest priorities, and many of these units are located in the District's older housing stock, including historic buildings. Historic preservation can help to retain and enhance this building stock as an important resource for Washington, DC. At the same time, as older neighborhoods become more attractive to new residents and developers, values rise, generating increases in property taxes. Maintenance and upkeep of these older buildings is necessary, and both taxes and repair costs affect lower-income residents most severely. Appropriate flexibility in the application of preservation standards within historic

Comprehensive Plan Historic Preservation Element

Proposed Amendments

districts can mitigate this problem, but financial assistance programs and incentives are also necessary to keep as much of this building supply as possible affordable. 1022.3

~~1015.4 Whether as an economic opportunity or a set of new challenges, historic preservation needs strong advocates to promote its importance among the host of priorities facing community leaders. Preservation draws strength by forging effective partnerships and ensuring the development of preservation leaders for the future. 1015.4~~

1023 ~~HP-3.2HP-4.1~~ **PRESERVATION AND ECONOMIC DEVELOPMENT** **Preservation and Economic Development 1023**

1023.1 Investment in historic preservation ~~is a major~~has been a source of economic development for Washington, DC. Continual investment in the District's architectural heritage supports stable property values and keeps neighborhoods vibrant for residents and businesses. Historic districts promote ~~stable~~healthy and diverse communities by giving residents a voice in guiding new development that respects and enhances the existing neighborhood fabric. Older buildings provide space to incubate new businesses. The quality of life in historic neighborhoods benefits residents and helps to attract ~~new residents newcomers.~~ ~~1017.1~~1023.1

1023.2 In recent years, the District's preservation program has ~~processed more than 4,000 building permit and related applications annually, representing more than 1/3 of the construction permits issued by the District each year~~ reviewed more than 500 government projects and 5,000 private project applications annually. The magnitude of this effort testifies equally to the extent of ongoing repair and rehabilitation of historic buildings, the ~~importance~~value of historic assets as generators of economic activity, and the importance of the HPRB review process in supporting high-quality new development in the District city. ~~The following policies and actions address the importance of historic preservation as a factor in the city's economic growth and development: 1017.2~~1023.2

1023.3 While historic preservation has supported the revitalization and enhancement of downtown and many neighborhoods in recent decades, the District currently faces a new challenge of providing adequate housing for a population that has increased by more than 100,000 people since the 2010 Census. Some of this housing will need to be provided in Washington, DC's historic districts, whether existing or new. More study of the relationship between changing neighborhoods, historic preservation, and the cost and availability of housing is needed to support an understanding and consensus about how these new needs can best be managed. 1023.3

Comprehensive Plan Historic Preservation Element

Proposed Amendments

- 1023.4** *Policy ~~HP-3.2.1~~HP-4.1.1: Preservation and Community Development*
Promote historic preservation as a tool for economic and community development. ~~1017.3~~**1023.4**
- 1023.5** *Policy ~~HP-3.2.2~~HP-4.1.2: Preservation and Neighborhood Identity*
Recognize the potential for historic preservation programs to protect and enhance the distinct identity and unique attractions of District neighborhoods.
~~1017.4~~**1023.5**
- 1023.6** *Policy ~~HP-3.2.3~~HP-4.1.3: Neighborhood Revitalization*
~~Utilize~~**Use** historic preservation programs and incentives to encourage historic preservation as a revitalization strategy for neighborhoods and neighborhood business districts. ~~1017.5~~**1023.6**
- 1023.7** *Policy HP-4.1.4: Historic Preservation and Housing*
Balance historic preservation and housing needs. Study and evaluate data on the interaction between historic preservation and housing costs, and use this information to develop mechanisms to support the District's housing production goals while preserving its historic character. 1023.7
- 1023.8** *Policy HP-4.1.5: Affordable Housing in Older and Historic Buildings*
Recognize the importance of preserving affordable housing in the District's existing older and historic buildings. Undertake programs to preserve the supply of subsidized rental units and low-cost market rate units in these buildings. 1023.8
- 1023.9** *Policy HP-4.1.6: Grant Programs and Tax Relief*
Maintain grant programs and tax relief measures for low-income homeowners and low-income senior homeowners faced with rising assessments and the cost of maintaining older and historic homes. 1023.9
- 1023.10** *Action ~~HP-3.2.A~~HP-4.1.A: Historic Neighborhood Revitalization*
Implement preservation development strategies through increased use of proven programs and initiatives sponsored by preservation leaders like the National Trust for Historic Preservation, ~~NPS National Park Service~~, and others. Make full use of the programs available through the National Main Street Center, ~~Preservation Services Fund~~, Preserve America, Save America's Treasures, and other programs **and funds** designed for the recognition of diverse cultural heritage and the preservation and promotion of historic landmarks and districts. ~~1017.6~~**1023.10**
- 1023.11** *Action ~~HP-3.1.A: D.C. Preservation Incentives~~HP-4.1.B: Historic Homeowner Grants*
Implement and promote the District's ~~new~~-targeted homeowner ~~incentive program~~ **grants** through an active program of outreach and public information. Monitor and evaluate the program to assess its effectiveness and to guide the development

Comprehensive Plan Historic Preservation Element

Proposed Amendments

of other appropriate incentives and assistance programs. Consider expanding the program to income-eligible homeowners residing in any historic landmark or district. ~~1016.4~~1023.11

1023.12

Action HP-4.1.C: Preservation and Housing Affordability

Examine the effects of historic preservation on housing affordability, as documented in existing studies and through analysis of available District data. Consider the findings of these studies and investigate how to manage preservation tools in ways that support housing affordability. 1023.12

1023.13

Action HP-4.1.D: Workforce Development in Preservation Craftsmanship

Support initiatives for workforce development in artisan trades and traditional construction crafts that support preservation and repair of historic architecture. Work in partnership with local educational institutions to promote skills in masonry, carpentry, metalwork, glass arts, and other crafts that have contributed to the District's historic fabric and character. 1023.13

See the Urban Design Element for additional policies and actions related to development and community identity and the Housing Element for additional policies on conservation and maintenance of existing housing.

~~1016~~1024

~~HP-3.1~~HP-4.2 ~~PRESERVATION INCENTIVES~~ Preservation Incentives
1024

~~1016.1~~1024.1

Financial incentives are beneficial and sometimes necessary as a means of achieving preservation of historic properties. Incentives can also help to preserve affordable housing and protect neighborhood diversity. Existing preservation incentives include the federal Historic Preservation Tax Credits, Low-Income Housing Tax Credits, and New Market Tax Credits. District programs include ~~a Revolving Fund Loan Program, and the new~~ Targeted Historic Homeowner ~~Tax Credit~~ Grants. Private nonprofits have also created programs and funds to support historic preservation work. ~~1016.1~~1024.1

1024.2

The OP's 2015 report on Pairing Historic Tax Credits with Low-Income Housing Tax Credits in DC, prepared jointly with the Coalition for Nonprofit Housing and Economic Development, is among the recent analytical studies highlighting the value of state and local incentive programs that piggyback on federal historic tax credits, thus leveraging federal resources for local development. Since 2003, at least 25 projects in the District have used these federal tax credits to help finance the production or renovation of more than 2,100 affordable housing units in historic buildings. This demonstrates significant potential for using these credits to create affordable housing. 1024.2

Comprehensive Plan Historic Preservation Element

Proposed Amendments

~~1016.2~~1024.3 *Policy ~~HP-3.1.1~~HP-4.2.1: Preservation Incentives*

Develop and maintain financial incentives to support preservation of historic properties in private ownership. Give priority to programs to assist owners with low and moderate incomes. Encourage private sector initiatives, such as revolving funds and targeted financing programs, to support rehabilitation of historic properties, especially those in severe disrepair. ~~1016.2~~1024.3

~~1016.3~~1024.4 *Policy ~~HP-3.1.2~~HP-4.2.2: Incentives for Special Property Types*

Develop specialized incentives to support preservation of historic properties like schools, places of worship, theaters, and other prominent historic structures of exceptional communal value. Use a variety of tools to reduce development pressure on these resources and to help with unusually high costs of maintenance. ~~1016.3~~1024.4

~~1016.4~~ *Action ~~HP-3.1.A: D.C. Preservation Incentives~~*

~~Implement and promote the District's new targeted homeowner incentive program through an active program of outreach and public information. Monitor and evaluate the program to assess its effectiveness and to guide the development of other appropriate incentives and assistance programs.~~ ~~1016.4~~

~~1016.5~~1024.5 *Action ~~HP-3.1.B~~HP-4.2.A: Transfer of Development Rights (TDR) Benefits for Preservation*

~~Evaluate~~Monitor the effectiveness of ~~existing~~ transfer of development rights (TDR) programs included in the ZR16 zoning regulations, and consider any appropriate revisions to enhance their utility for preservation. ~~1016.5~~1024.5

1024.6 *Action ~~HP-4.2.B: Tax Credits for Affordable Housing in Historic Buildings~~* Encourage the coordinated use of multiple tax credits to support rehabilitation of existing affordable housing in historic buildings and to create new affordable units in historic buildings. Support such projects through historic designation of buildings meeting the eligibility criteria. 1024.6

1024.7 *Action ~~HP-4.2.C: Coordination of District Programs~~* Evaluate the secondary preservation impacts of District policies and programs that support affordable housing, aging in place, and maintenance of homes in good repair. Identify and implement any improvements that could encourage use of these programs for projects involving historic buildings. 1024.7

See the Land Use Element for additional policies and actions on row house preservation.

~~1017~~ **HP-3.2 PRESERVATION AND ECONOMIC DEVELOPMENT**

Comprehensive Plan Historic Preservation Element

Proposed Amendments

- ~~1017.1 Investment in historic preservation is a major source of economic development for Washington. Historic districts promote stable communities by giving residents a voice in guiding new development. Older buildings provide space to incubate new businesses. The quality of life in historic neighborhoods and helps to attract new residents. 1017.1~~
- ~~1017.2 In recent years the District's preservation program has processed more than 4,000 building permit and related applications annually, representing more than 1/3 of the construction permits issued by the District each year reviewed more than 500 government projects and 5,000 private project applications annually. The magnitude of this effort testifies equally to the extent of ongoing repair and rehabilitation of historic buildings, the importance of historic assets as generators of economic activity, and the importance of the HPRB review process in supporting high quality new development in the city. The following policies and actions address the importance of historic preservation as a factor in the city's economic growth and development:. 1017.2~~
- ~~1017.3 ***Policy HP-3.2.1: Preservation and Community Development***
Promote historic preservation as a tool for economic and community development. 1017.3~~
- ~~1017.4 ***Policy HP-3.2.2: Preservation and Neighborhood Identity***
Recognize the potential for historic preservation programs to protect and enhance the distinct identity and unique attractions of District neighborhoods. 1017.4~~
- ~~1017.5 ***Policy HP-3.2.3: Neighborhood Revitalization***
Utilize historic preservation programs and incentives to encourage historic preservation as a revitalization strategy for neighborhoods and neighborhood business districts. 1017.5~~
- ~~1017.6 ***Action HP-3.2.A: Historic Neighborhood Revitalization***
Implement preservation development strategies through increased use of proven programs and initiatives sponsored by preservation leaders like the National Trust for Historic Preservation, National Park Service, and others. Make full use of the programs available through the National Main Street Center, Preservation Services Fund, Preserve America, Save America's Treasures, and other programs designed for the recognition of diverse cultural heritage and the preservation and promotion of historic landmarks and districts. 1017.6~~
- ~~1018 **HP 3.3 PRESERVATION PARTNERSHIPS AND ADVOCACY**~~
- ~~1018.1 The foundation of a strong preservation program is an informed and participatory public that understands why historic preservation is important, how it is achieved, and what benefits it can provide. Strong preservation partnerships not only promote the values of preservation but also serve to forge a greater sense of~~

Comprehensive Plan Historic Preservation Element

Proposed Amendments

~~community. Partnerships with the public are critical to any preservation program and must be established and advanced through education and outreach. 1018.1~~

~~1018.2 ***Policy HP-3.3.1: Promotion of Historic Preservation***~~

~~Use historic preservation to foster civic pride and strengthen communal values. Increase public awareness of historic preservation, promote appreciation of historic places, and support preservation activities of interest to residents and visitors. 1018.2~~

~~1018.3 ***Policy HP-3.3.2: Public Education***~~

~~Promote public education in the values of historic preservation and the processes for preserving historic properties. 1018.3~~

~~1018.4 ***Policy HP-3.3.3: Preservation Advocacy***~~

~~Encourage public participation in historic preservation through strong community partnerships. Promote communication and collaboration among the city's preservation groups in advocating for preservation goals. Involve historical societies, academic organizations, and others with specialized knowledge of the District's history and historic resources in efforts to promote historic preservation. 1018.4~~

~~1018.5 ***Policy HP-3.3.4: Cultural Tourism***~~

~~Celebrate the cultural history of District neighborhoods. Recognize cultural preservation as an integral part of historic preservation, and use cultural tourism to link neighborhoods and promote communication between diverse groups. 1018.5~~

~~1018.6 ***Policy HP-3.3.5: Special Events for Preservation***~~

~~Promote preservation awards, festivals, conferences, exhibitions, and other special events that raise awareness of historic preservation and celebrate the District's history and historic places. 1018.6~~

~~1018.7 ***Action HP-3.3.A: Preservation Outreach and Education***~~

~~Sustain an active program of outreach to the District's neighborhoods. Develop educational materials on the cultural and social history of District communities as a means to engage residents and introduce historic preservation values and goals. Promote public understanding of not just the principles for preserving properties but also the social and community benefits of historic preservation. 1018.7~~

~~1018.8 ***Action HP-3.3.B: Historic Preservation in Schools***~~

~~Work with both public and private schools to develop and implement programs to educate District students on the full range of historic, architectural, and archaeological resources in Washington. Use education to promote the value of historic preservation as a community activity. 1018.8~~

Comprehensive Plan Historic Preservation Element

Proposed Amendments

- ~~1018.9 *Action HP-3.3.C: Historic and Archaeological Exhibitions*
Develop display exhibits for libraries, recreation centers, and other public buildings that showcase historic and archaeological resources. Recruit volunteers to assist with the interpretation of these resources. 1018.9~~
- ~~1018.10 *Action HP-3.3.D: Heritage Tourism*
Identify heritage tourism opportunities and strategies that integrate District programs with those of organizations like Cultural Tourism DC, the DC Convention and Visitors Bureau, and others oriented to visitors. Use these programs to promote and enhance the integrity and authenticity of historic resources. 1018.10~~
- ~~1018.11 *Action HP-3.3.E: Coordinated Preservation Advocacy*
Encourage and facilitate interaction between preservation and economic development interests. Strengthen working relationships among the HPO, HPRB, Advisory Neighborhood Commissions, and preservation organizations. Establish special task forces or advisory groups as appropriate to support preservation programs and advocacy for historic preservation. 1018.11~~